

## Mixed Use Development Sites

1211 Frank Scott Parkway, Belleville, Illinois 62226  
St. Clair County

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### Basic Details

Listing No:	1446
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial, Land - Mixed Use, Land - Multi-Family/Residential
Lot Size (Acres):	11.44 Acre(s)
Min Acres Available:	4.55 Acre(s)
Max Acres Available:	11.44 Acre(s)
Sale Price:	\$1.90 psf (Average)

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	1211
Street:	Frank Scott
Street Suffix:	Parkway

### Property Information

Parcel No:	08-05.0-301-002/012
Zoning:	Commercial / Ag
Zoning By:	Belleville
Enterprise Zone:	Yes
Property Tax:	\$10,377
Tax Year:	2024
Traffic Count:	16,200
Topography:	Level to Rolling

### Land Measurements

Total Acres Available:	11.44 Acre(s)
Min Divisible Acres:	4.55 Acre(s)
Frontage:	720 ft

## Utility Information

Water Provider:	IL American
Water Provider Location:	At Site
Sewer Provider:	City of Belleville
Sewer Provider Location:	At Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	At Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	At Site