

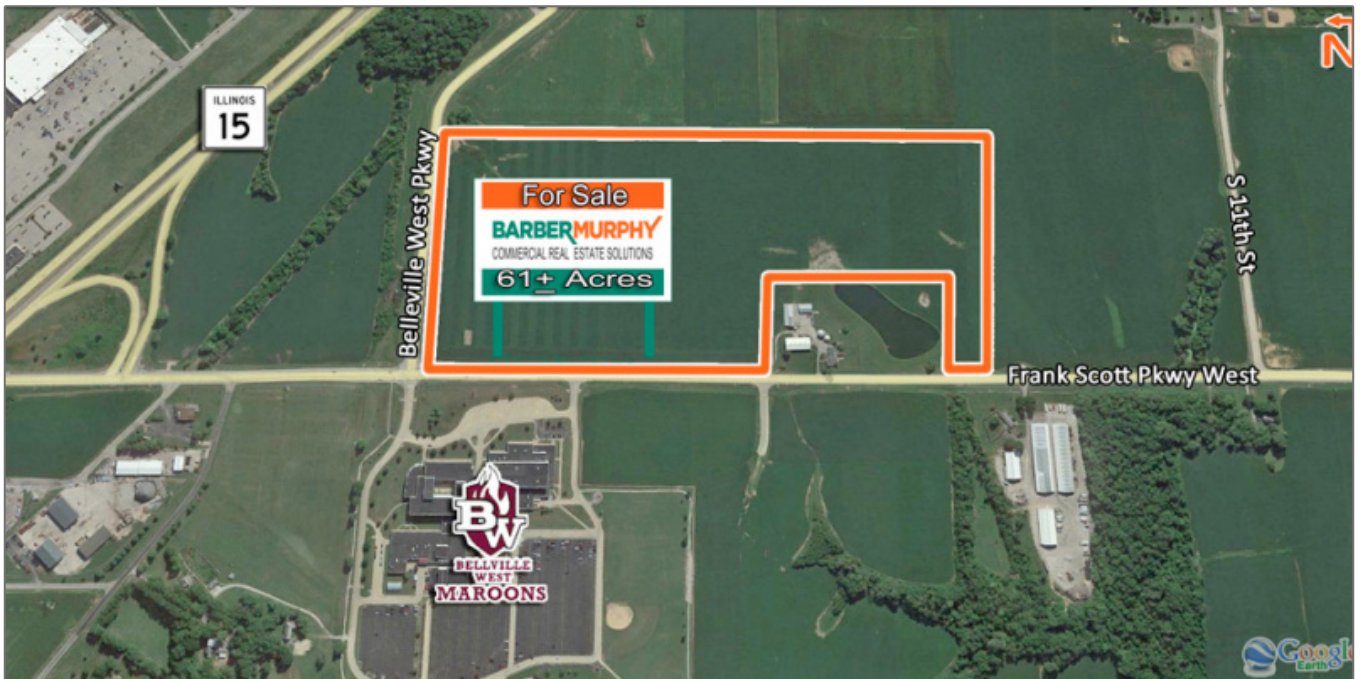
## CALL FOR OFFERS: 61 +/- Acres Zoned Residential

4204 Frank Scott Pkwy West, Belleville, Illinois 62223  
St. Clair County

**Matt Barriger**

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### Basic Details

Listing No:	2149
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Multi-Family/Residential
Lot Size (Acres):	61 Acre(s)
Min Acres Available:	5 Acre(s)
Max Acres Available:	61 Acre(s)
Sale Price:	\$0.95/SF

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	4204
Street:	Frank Scott
Street Suffix:	Pkwy West

### Property Information

Parcel No:	08-19.0-300-007
Zoning:	A-1 Single Family
Zoning By:	City of Belleville
TIF:	Yes
Enterprise Zone:	Yes
Tax Year:	Contact Broker for Property Tax information
Traffic Count:	7,200
Topography:	Flat/Level

### Land Measurements

Total Acres Available:	61 Acre(s)
Min Divisible Acres:	5 Acre(s)
Frontage:	2,495 ft
Depth:	1,146 ft

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	N of Belleville West Pkwy and W of FSPW
Sewer Provider:	City of Belleville
Sewer Provider Location:	W of FSPW
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255; IL Route 15 (1/4 mile)
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