

# LAND FOR SALE

Carlyle Ave. & Potomac Dr., Belleville, IL 62221



## 80+/- ACRE RESIDENTIAL DEVELOPMENT SITE

**BARBERMURPHY**  
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# AREA MAP

Carlyle Ave. & Potomac Dr., Belleville, IL 62221

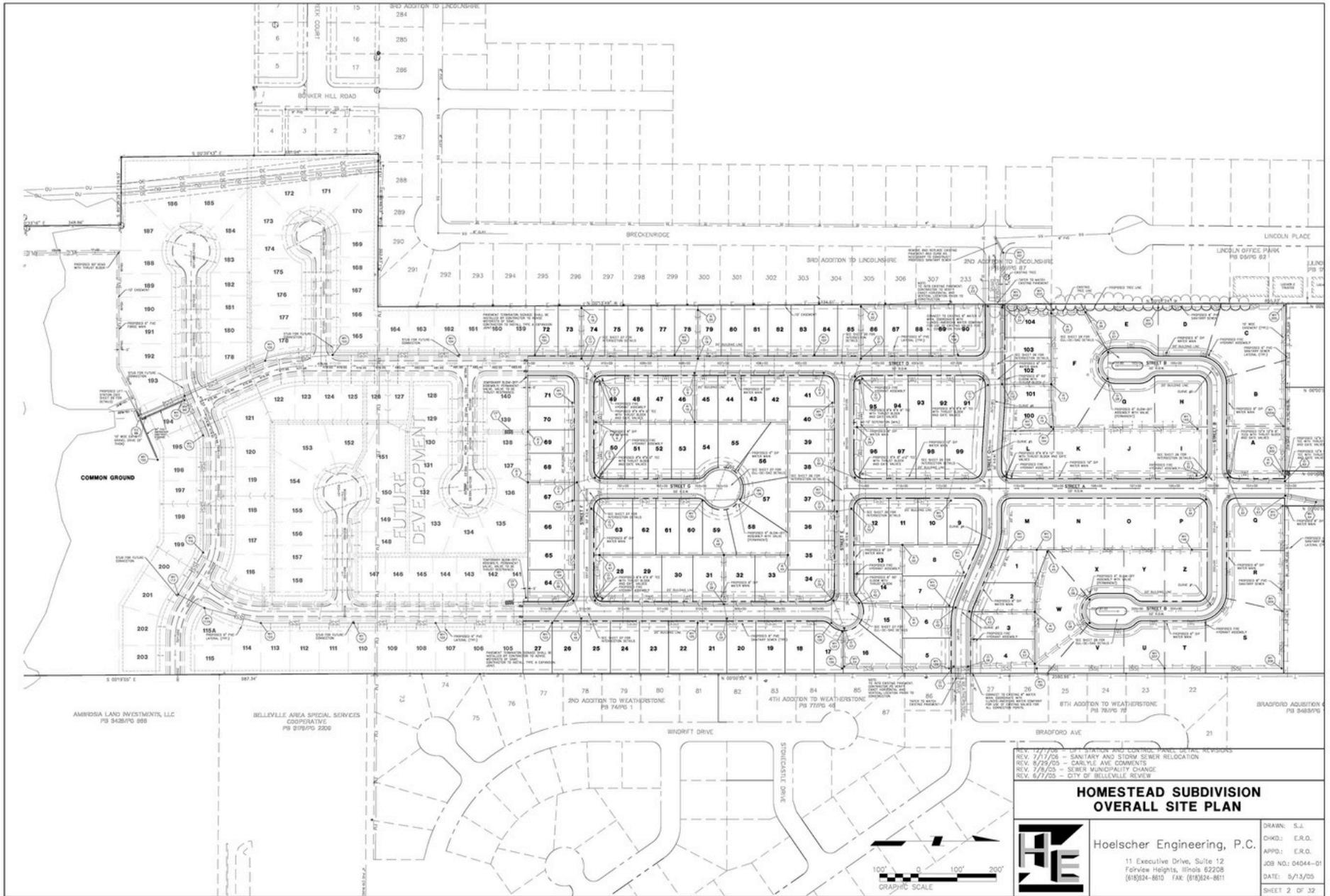


## LOCATION OVERVIEW

Located on the east end of Belleville off of Illinois Route 161 (Carlyle Ave) and 0.35 miles from S.W.I.C. and Green Mount Commons Shopping Center. Within the Belleville East High School district.

# SITE PLAN

Carlyle Ave. & Potomac Dr., Belleville, IL 62221



**HOMESTEAD SUBDIVISION  
OVERALL SITE PLAN**

**Hoelscher Engineering, P.C.**  
11 Executive Drive, Suite 12  
Fairview Heights, Illinois 62208  
(618)824-8610 FAX: (618)824-8611

REVISIONS:  
REV. 12/1/05 - OFF-STATION WINDY CONTINUED PANEL OVERLAP REVISIONS  
REV. 7/17/06 - SANITARY AND STORM SEWER RELOCATION  
REV. 8/29/05 - CARLYLE AVE COMMENTS  
REV. 7/8/05 - SERIES MUNICIPALITY CHANGE  
REV. 6/7/05 - CITY OF BELLEVILLE REVIEW

DRAWN: S.J.  
CHKD: E.R.O.  
APPR: E.R.O.  
JOB NO: 04044-01  
DATE: 5/13/05  
SHEET 2 OF 32

# LAND PROPERTY SUMMARY

## CARLYLE AVENUE AND POTOMAC DRIVE

**LISTING #** 3132

### LOCATION DETAILS:

**Parcel #:** Numerous--see notes  
**County:** IL - St. Clair  
**Zoning:** Single Family Residential

### PROPERTY OVERVIEW:

**Lot Size:** 80.12 Acres  
**Min Divisible Acres:** 80.12  
**Max Contig Acres:** 80.12  
**Frontage:** 870  
**Depth:** 3500  
**Land Status:** Under Development  
**Topography:** Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

### TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

### TRANSPORTATION:

**Interstate Access:** 4 miles  
**Airport Access:** 6 miles

### DEMOGRAPHICS/FINANCIAL INFO:

**Taxes:** \$4,295.00  
**Tax Year:** 2024



### SALE INFORMATION:

**Sale Price:** \$1,600,000  
**Price / Acre:** \$19,970  
**\$/SF (Land):** \$0.46

### UTILITY INFO:

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

### PROPERTY DESCRIPTION:

Majority of the property is zoned single family residential within the City of Belleville and a portion is zoned single family residential in St. Clair County. Property is partially developed--some grading, some streets, some utilities and platting already in place.



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