

80+/- Acre Residential Development

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



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Scott Reichmann
C: 618.610.1632
ScottR@barbermurphy.com





Property Summary

Zoning by both City of Belleville and St. Clair County.

*County Zoning allows larger lots than Belleville.

Property already partially developed - some grading, streets and utilities.

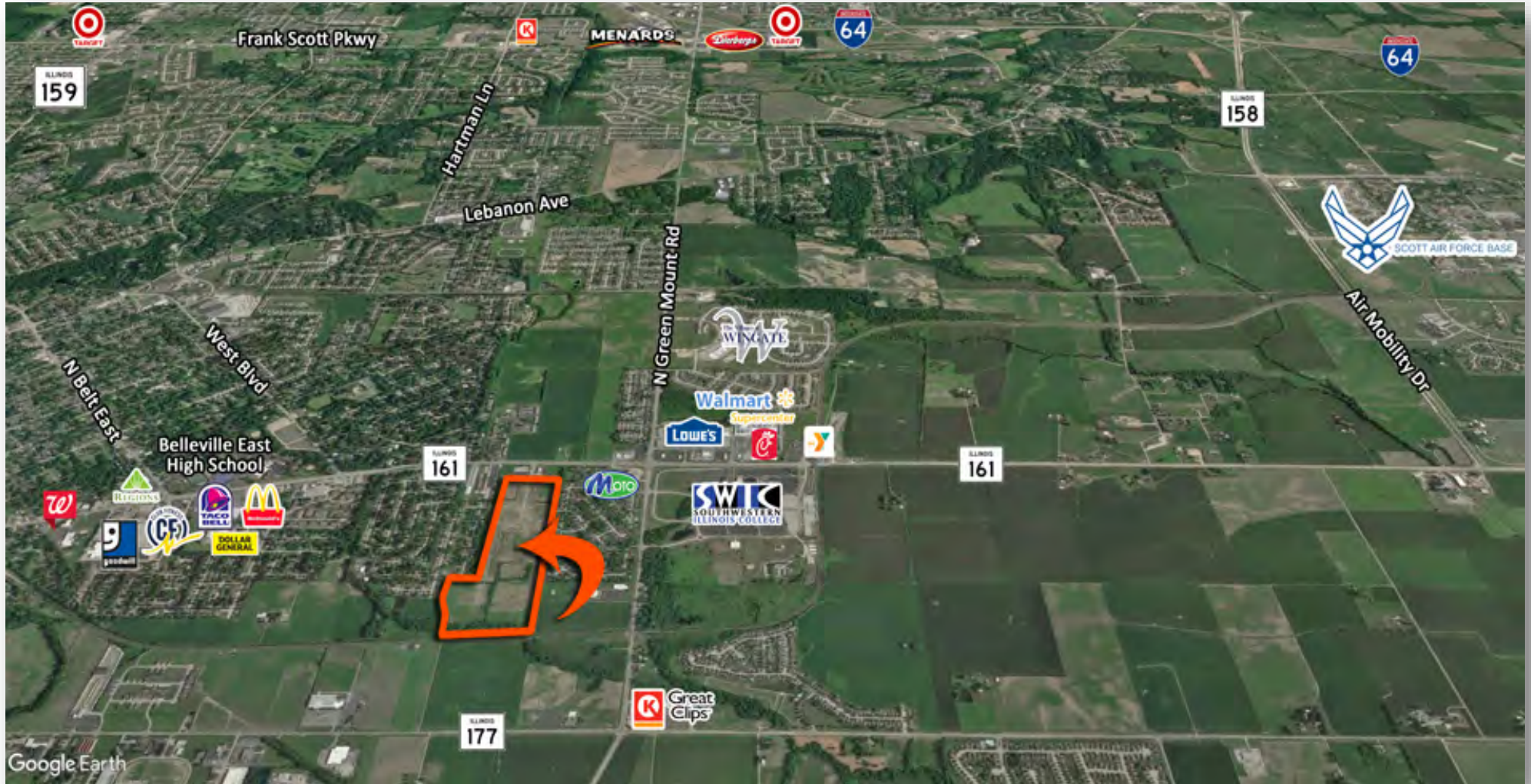
Can provide all information regarding existing infrastructure.

Entrance is 0.35 miles from Green Mount Rd, SWIC and Green Mount Commons Shopping Center.

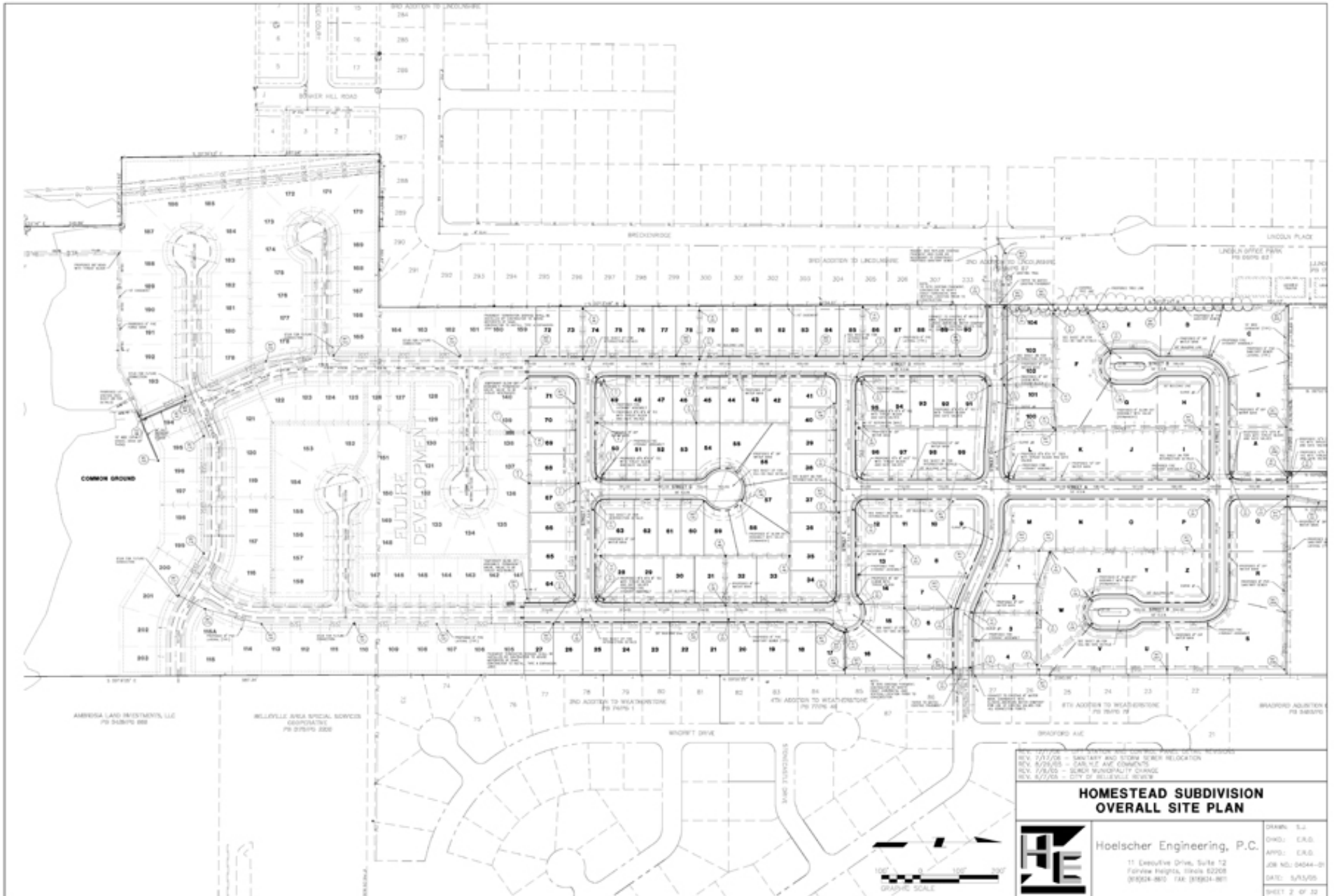
Total of 203 small lots and 26 large lots in this platted Subdivision.

SALE PRICE: \$1,600,000

AREA MAP



SITE PLAN



Listing No: 2354

Land

Residential Development

Carlyle Avenue and Potomac Drive
Belleville, IL 62221

Total Acres Available: 80.12

Min Divisible Acres: 80.12

LAND MEASUREMENTS:

Acres: 80.12

Frontage: 870 FT

Depth: 3,500 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: 4 miles

Rail: No

Barge: No

Airport: 6 miles

SALE INFORMATION:

For Sale: Yes

Sale Price: \$1,600,000

Sale Price/Acre: \$19,971

Sale Price/SF: \$0.46

LEASE INFORMATION:

For Lease: No

Lease Rate:

Lease Term:

PROPERTY INFORMATION:

Parcel No: Numerous--see notes

County: St. Clair

Zoning: Single Family Residential

Zoning By: Belleville and St. Clair County

Complex:

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$4,295.00

Tax Year: 2020

Traffic Count:

Topography: Rolling

UTILITY INFORMATION

Water Provider: American Water

Sewer Provider: City of Belleville

Gas Provider: Ameren IL

Electric Provider: Ameren IL

Telecom Provider:

Service: **Location:** On Site

Service: **Location:** On Site

Service: **Location:** On Site

Service: **Location:** On Site

Service: **Location:**

Listing Broker(s)

Scott Reichmann
Office: (618) 277-4400
scottr@barbermurphy.com
Cell: (618) 610-1632



Comments

See comments on property.