

LAND FOR SALE

8.65 ACRE INDUSTRIAL LAND

8955-8992 BEVO CT, BELLEVILLE, IL 62223

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS



REDUCED SALE PRICE: \$289,000

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COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-400

barbermurphy.com

PRESENTED BY:

TONY SMALLMON

Broker

office: (618) 277-4400

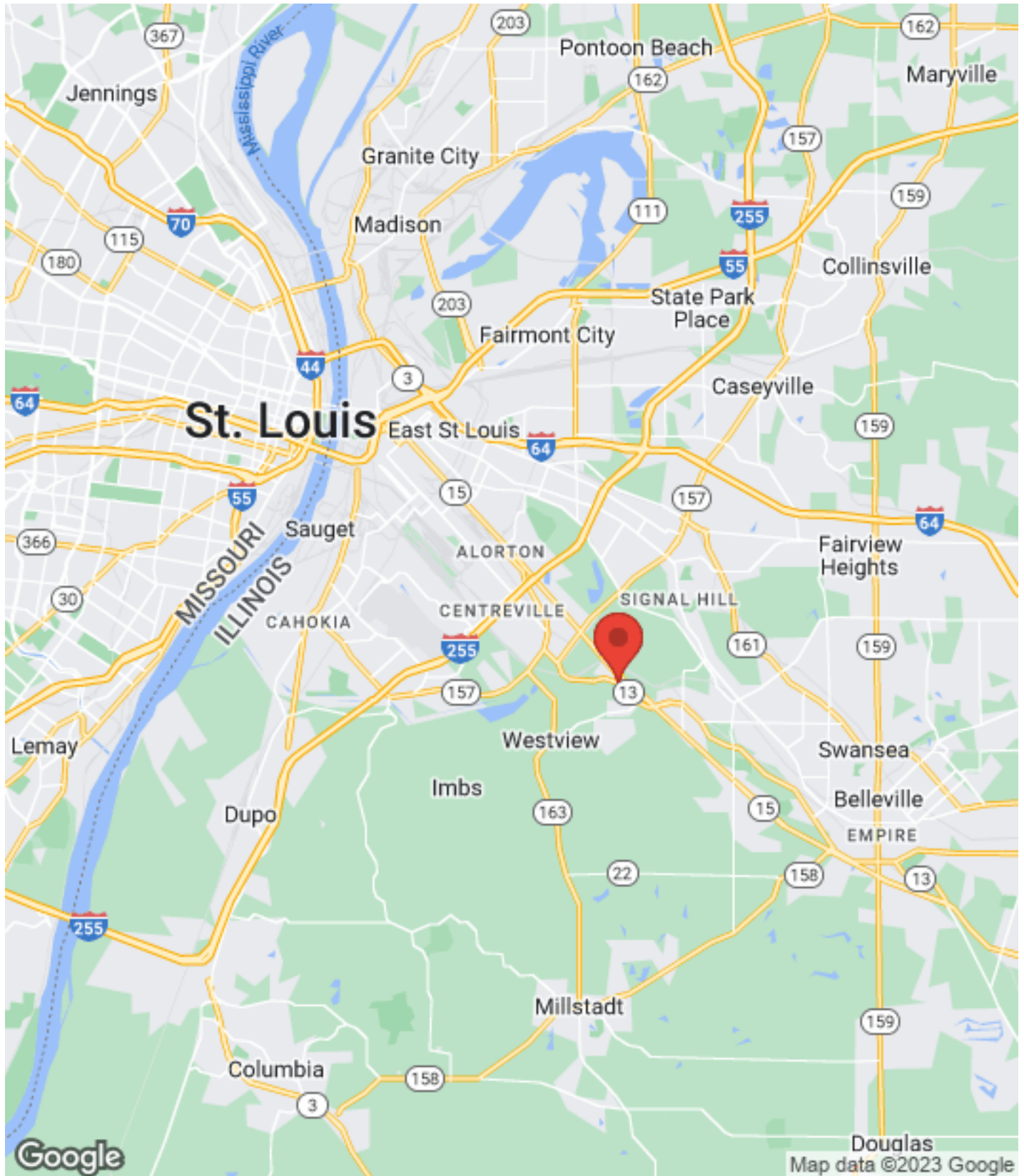
cell: (618) 407-4240

tonys@barbermurphy.com

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

REGIONAL MAP

8955-8992 BEVO CT



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AERIAL MAP

8955-8992 BEVO CT



Parcel	Acres
07-10.0-202-001	1.43 Acres
07-10.0-202-002	1.12 Acres
07-10.0-202-003	0.93 Acres
07-10.0-202-004	1.65 Acres
07-10.0-202-005	1.88 Acres
07-10.0-202-006	1.64 Acres
Total Acres Available: 8.65 Acres	
Min Divisible Acres: 3.48 Acres	

LAND PROPERTY SUMMARY

8955-8992 BEVO CT

LISTING # 2478

SALE/LEASE INFO

Price:	\$289,000
Price / Acre:	\$34,104
Price / SF:	\$0.97

LAND MEASUREMENTS

Lot Size:	8.65 Acres
Min Divisible Acres:	3.48
Dimensions:	715 FT x IRR FT

PROPERTY INFO

APN:	07-10.0-202-001/006
County:	IL - Saint Clair/ Madison
Zoning:	D-1 Light Industrial
Topography:	Flat to sloped
TIF District:	Yes
Enterprise Zone:	No
Survey:	No
Environmental:	No
Traffic Count:	31,200
Property Taxes:	\$8,736.00

UTILITY INFO

Water Provider/Location:	City of Belleville/Bevo Ct
Sewer Provider/Location:	City of Belleville/Bevo Ct
Gas Provider/Location:	Ameren/Bevo Ct
Electric Provider/Location:	Ameren/Bevo Ct

TRANSPORTATION

Interstate:	IL I-15
Rail:	NA
Barge:	NA
Airport:	MidAmerica and St. Louis



Property Description

8.65 Acres Industrial Land For Sale. Direct access off of IL I-15 at Busch Blvd with a ADT of 31,200. Site is zoned D-1 Light Industrial with water and sewage on site and under ground utilities included. The City of Belleville approved this site in June 2020 for a "adult-use cannabis craft grower organization" special use.

Location Overview

Belleville is a city and the county seat of St. Clair County, Illinois, United States. It is located within Greater St. Louis. Illinois State Highways 15, 159, 177, 13 and 161 all pass through Belleville. Belleville is also adjacent to Interstate highways 64 and 255. I-64 is an east-west highway extending from Wentzville, Missouri to Virginia Beach, Virginia and is the major route from Belleville to downtown St. Louis. I-255 is part of a system of expressways that together form a loop around St. Louis.