

FOR SALE

8955-8992 Bevo Ct.,
Belleville, IL 62223



REDUCED SALE PRICE: \$199,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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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.

AREA MAP

8955-8992 Bevo Ct, Belleville, IL 62223



LOCATION OVERVIEW

Located at the corner of IL Rt 15 and Busch Blvd. One mile from the Shrine of our Lady of the Snows.



TIF DISTRICT



I-255 & I-64



EXIT 17



D-1
LIGHT INDUSTRIAL

LAND PROPERTY SUMMARY

8955-8992 BEVO CT

LISTING # 2478

LOCATION DETAILS:

Parcel #: 07-10.0-202-001/006
County: IL - Saint Clair/ Madison
Zoning: D-1 Light Industrial - City of

PROPERTY OVERVIEW:

Lot Size: 8.65 Acres
Min Divisible Acres: 3.48
Max Contig Acres: -
Frontage: 715
Depth: IRR
Land Status: Available
Topography: Flat to Sloped
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: -
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 31,200
Taxes: \$9,728.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$199,000
Price / Acre: \$23,006
\$/SF (Land): \$0.53

UTILITY INFO:

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

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.



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