

INDUSTRIAL DEVELOPMENT SITES

5501,5513,5533 Bel Air Dr., Pontoon Beach, IL 62040



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INDUSTRIAL CORRIDOR

Bel Air Drive, Pontoon Beach, IL 62040



Outstanding location adjacent to a major top tier Industrial Corridor in St. Louis Metro: Lakeview Commerce Center, Gateway Commerce Center and the Gateway TradePort.

Located in the Gateway Commerce Center Enterprise Zone - visit <http://www.pontoonbeachil.com/209/Enterprise-Zone> for full list of incentives.

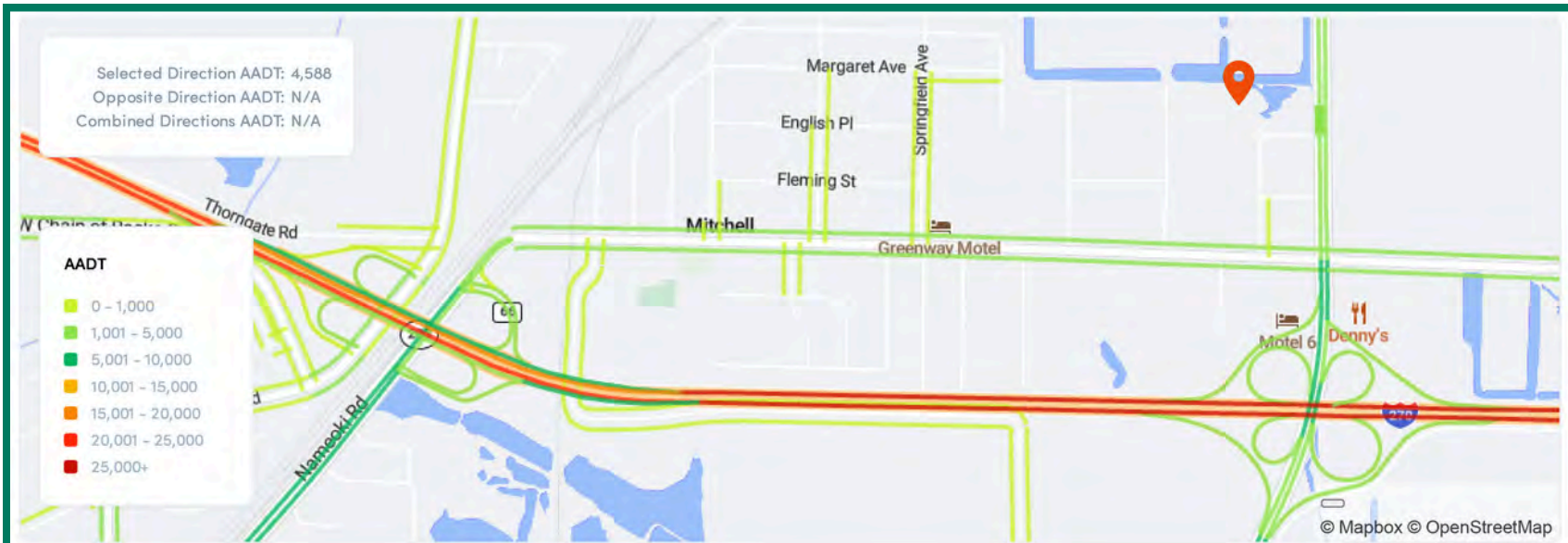
+/- 25,000 ADT on I-270; 0.2 miles from site

+/- 4,500 ADT on IL Route 111

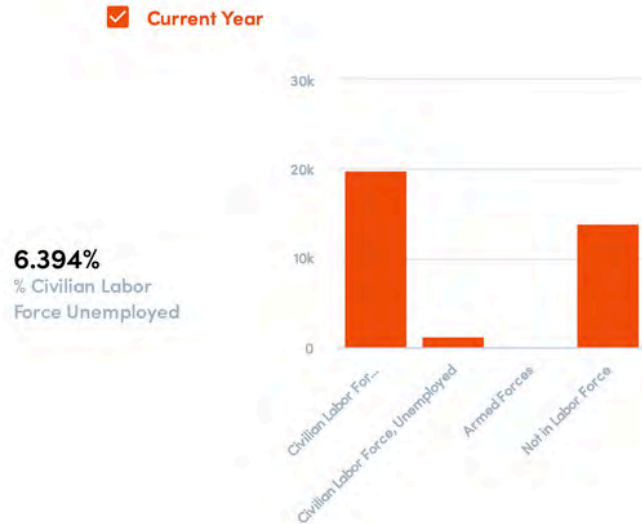
+/- 375 feet of frontage along IL-111 All utilities at site, development ready Currently Zoned B2

DEMOGRAPHICS

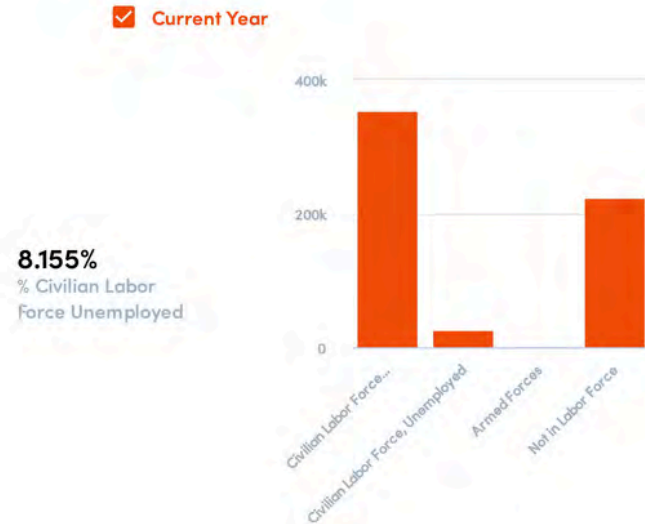
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Labor Force 5 Mile Radius

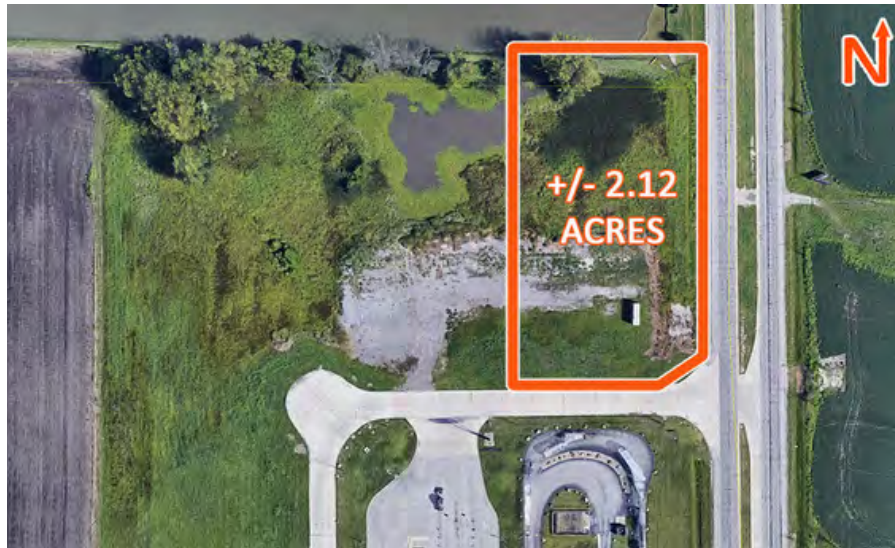


Labor Force 15 Mile Radius



LOT INFORMATION

Bel Air Drive, Pontoon Beach, IL 62040



SITE A: 5533 Bel Air Drive - \$15/SF - \$1,385,208
Parcel #: 18-2-14-26-00-000-024



SITE B: 5517 Bel Air Drive - \$12/SF - \$1,296,345
Parcel #: 18-2-14-26-00-000-023



SITE C: 5501 Bel Air Drive - \$10/SF - \$1,363,428
Parcel #: 18-2-14-26-00-000-022



Sale Price if all lots are purchased together:
\$10/SF - \$3,367,188

LAND PROPERTY SUMMARY

#2664

Bel Air Drive, Pontoon Beach, IL 62040

SALE INFORMATION:

Sale Price: \$3,367,188
(total lot pricing)

Sale Price/SF: \$10 - \$15

LAND MEASUREMENTS:

Acres: 7.73 AC
Total Acres Available: 7.73 AC
Min Divisible Available: 2.12 AC
Frontage: 375 FT
Depth: 520 FT
Subdivide Site: Yes

PROPERTY INFORMATION:

Parcel No: See Lot Info Page
County: Madison
Zoning: B2
Prior Use:
Traffic Count: 14,000
TIF: Yes
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: Yes
Environmental: No
Archaeological: NO
Property Tax: \$254.00
Tax Year: 2021
Topography: Flat



UTILITY INFORMATION:

Water Provider: City Served
Location: On Site
Sewer Provider: City Served
Location: On Site
Gas Provider: Ameren IL
Location: On Site
Electric Provider: Ameren IL
Location: On Site

TRANSPORTATION:

Interstate: I-270 (0.2 Miles)

COMMENTS:

+/-7.73 acres of flat ground with some site work performed. Excellent site for numerous retail uses that support Gateway Commerce Park



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