

LAND FOR SALE

# 14.27 ACRE DEVELOPMENT SITE

8109 W STATE ROUTE 15, BELLEVILLE, IL 62223



14.27+/- ACRES

REDUCED SALE PRICE: \$1.25 PER SF

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

**TONY SMALLMON**

Broker Associate

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.



# AREA MAP

14.27+/- Acre Commercial Site  
8109 W State Route 15 | Belleville, IL 62223

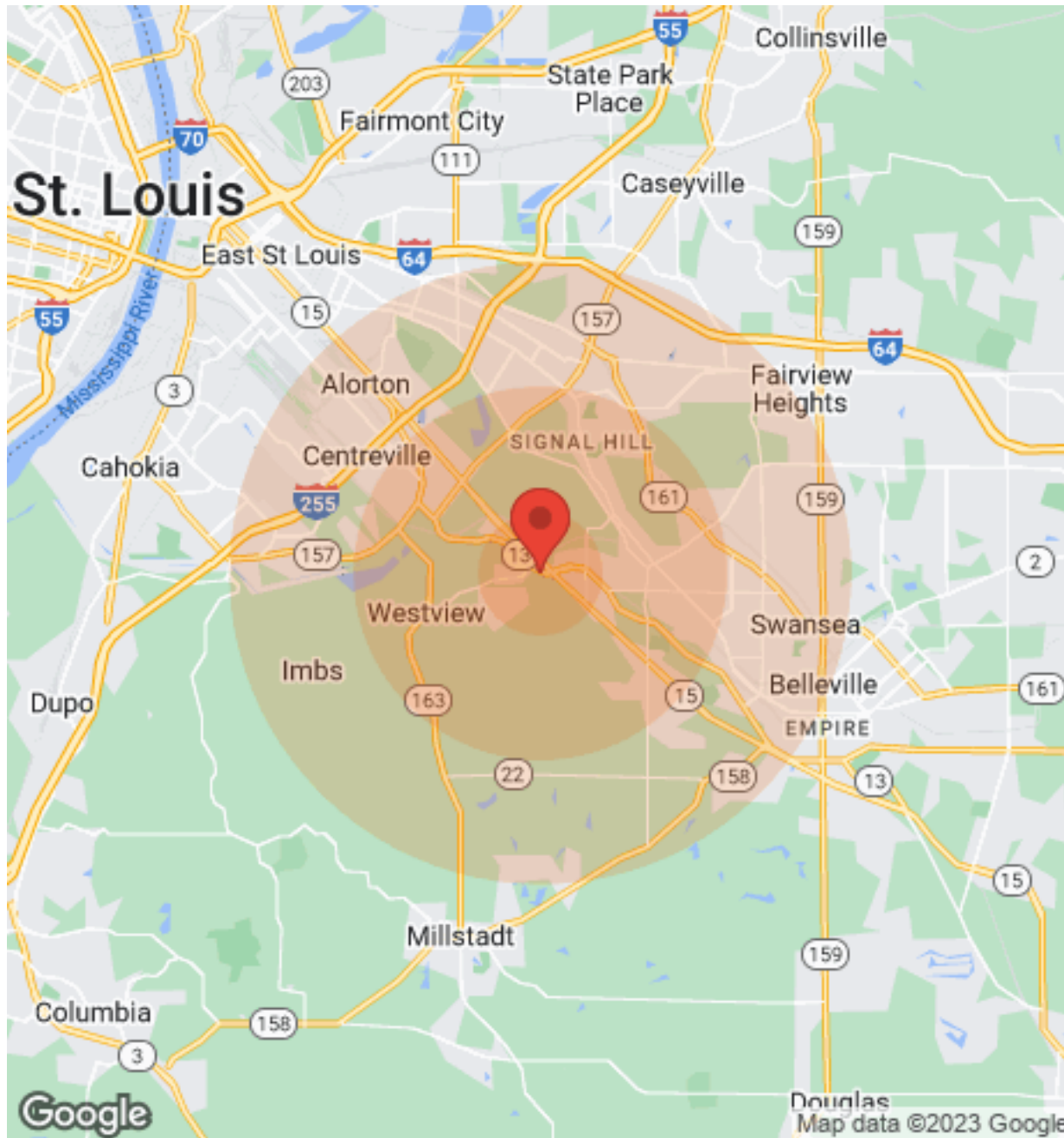






# DEMOGRAPHICS

14.27+/- Acre Commercial Site  
8109 W State Route 15 | Belleville, IL 62223



Population	1 Mile	3 Miles	5 Miles
Male	887	13,250	37,304
Female	907	14,554	40,046
Total Population	1,794	27,804	77,350

Income	1 Mile	3 Miles	5 Miles
Median	\$48,362	\$48,815	\$39,562
< \$15,000	85	2,035	4,871
\$15,000-\$24,999	27	1,260	4,077
\$25,000-\$34,999	110	1,030	3,671
\$35,000-\$49,999	200	2,054	4,816
\$50,000-\$74,999	122	2,254	5,867
\$75,000-\$99,999	117	1,630	3,690
\$10,000-\$149,999	47	1,020	2,931
\$150,000-\$199,999	52	323	892
> \$200,000	N/A	172	440

Housing	1 Mile	3 Miles	5 Miles
Total Units	951	13,560	36,431
Occupied	863	12,308	32,649
Owner Occupied	640	7,859	21,317
Renter Occupied	223	4,449	11,332
Vacant	88	1,252	3,782

## LAND PROPERTY INFO

14.27+/- Acre Commercial Site  
8109 W State Route 15 | Belleville, IL 62223

### Listing # 2718

#### LAND MEASUREMENTS

Lot Size: 14.27 Acres / 621,601 SF

#### SALE/LEASE INFO

Price / SF: \$1.25/SF

#### PROPERTY INFO

APN: 07-11.0-304-004

County: IL - St. Clair

Zoning: C-1

Topography: Rolling

TIF District: Yes

Enterprise Zone: Yes

Traffic Count: 19,600 (Route 15)

#### UTILITY INFO

Water Provider/Service/Location: City Served, On Site

Sewer Provider/Service/Location: City Served, On Site

Gas Provider/Service/Location: Ameren IL, Available to Site

Electric Provider/Service/Location: Ameren IL, Available to Site

#### TRANSPORTATION

Interstate: I-255 (Exit 17)



#### Property Description

14.27 Acre Commercial Site

Located in a TIF District & Enterprise Zone.

All Utilities on Site and ready for Development. Zoned C-1

#### Location Overview

Located at IL Route 13 and Eiler Rd.

9 miles south east of St. Louis, Mo.