

14.27 ACRE DEVELOPMENT SITE

8109 W State Route 15, Belleville, IL 62223



REDUCED SALE PRICE: \$0.75/SF

BARBERMURPHY

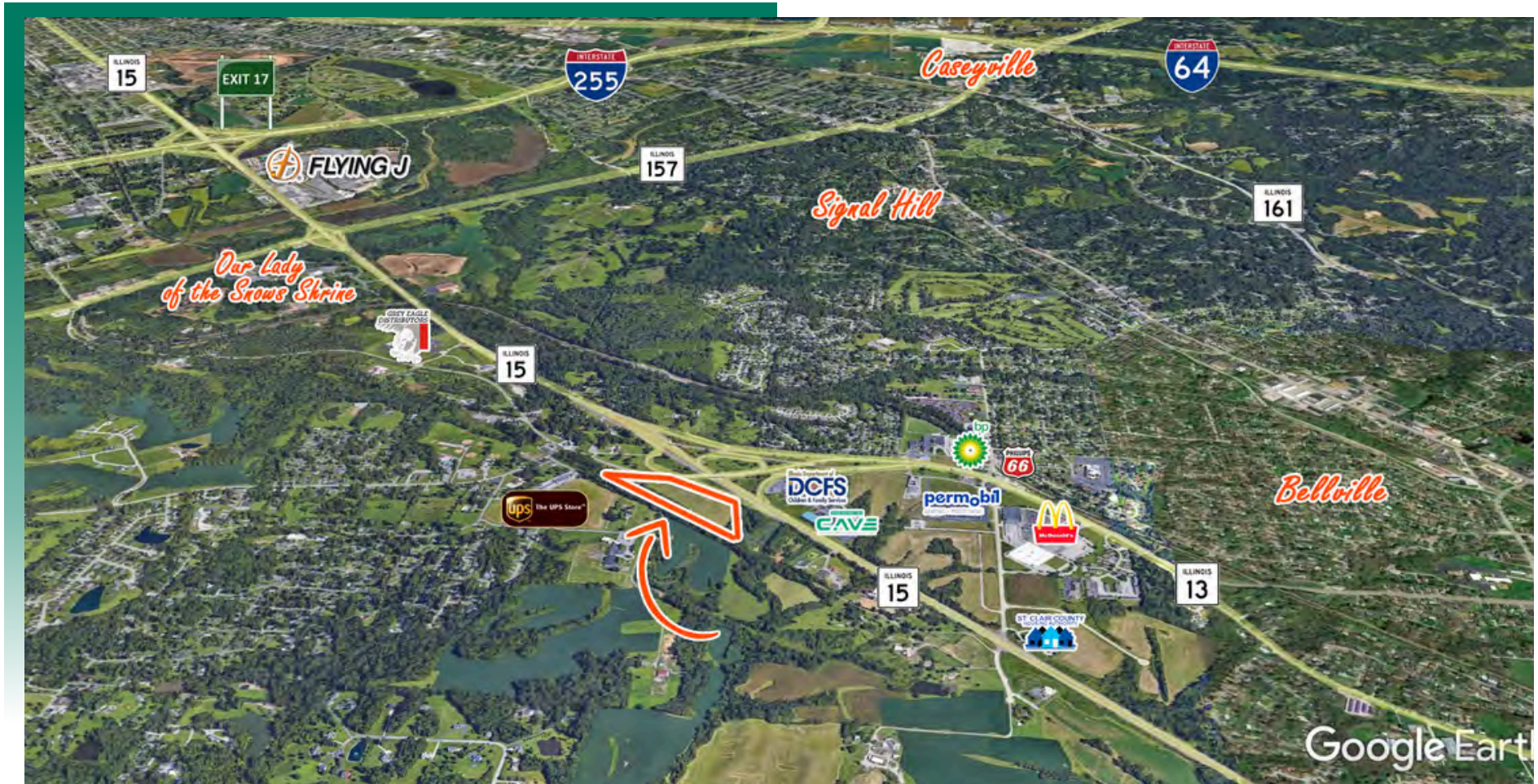
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
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AREA MAP

8109 W State Route 15, Belleville, IL 62223



LOCATION OVERVIEW

Situated at IL Route 13 and Eiler Rd. 9 miles southeast of St. Louis, Mo. Located in a TIF District & Enterprise Zone.



Zoned C-1



I-255



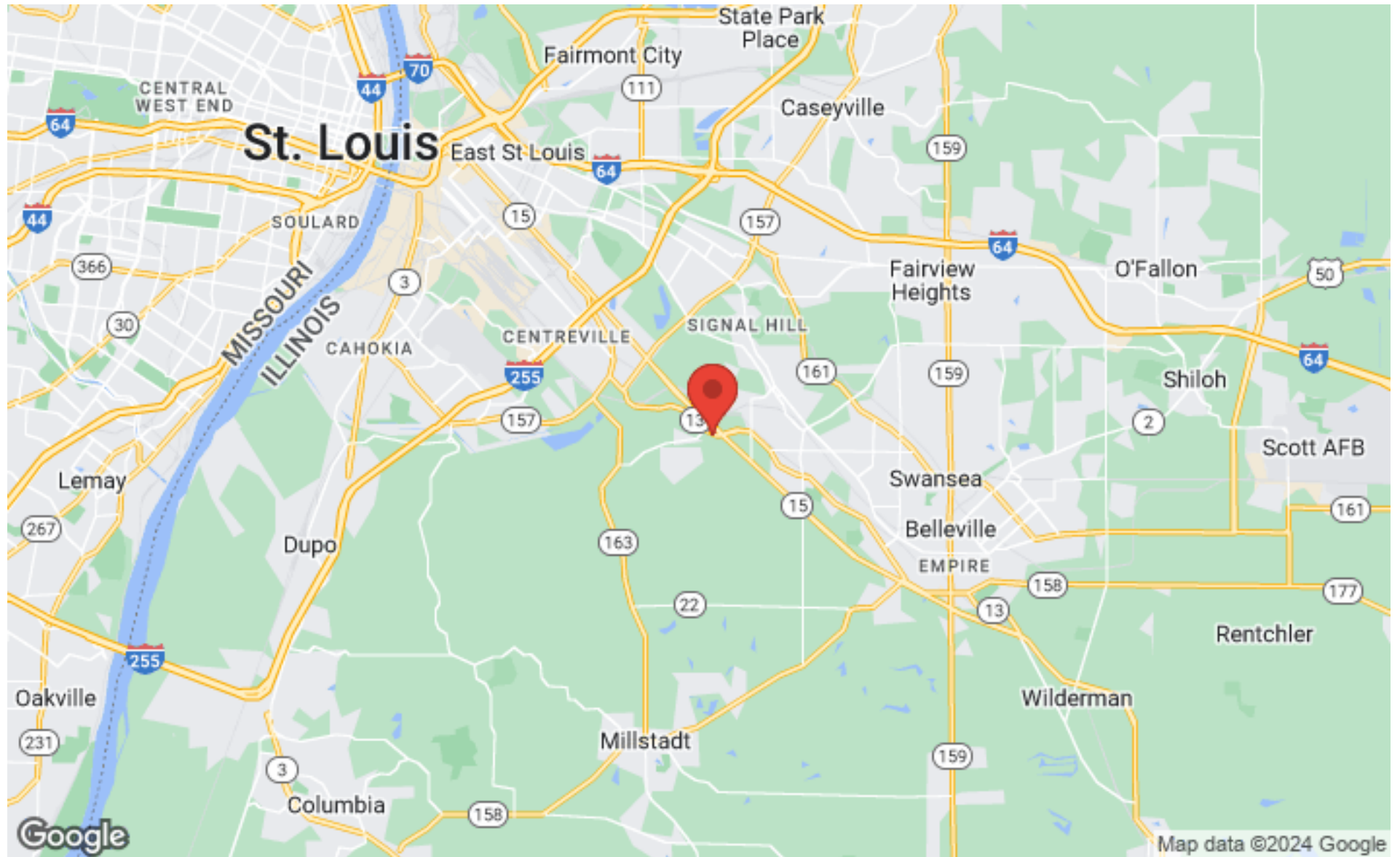
All Utilities
On Site



Exit 17

AERIAL MAP

8109 W STATE ROUTE 15

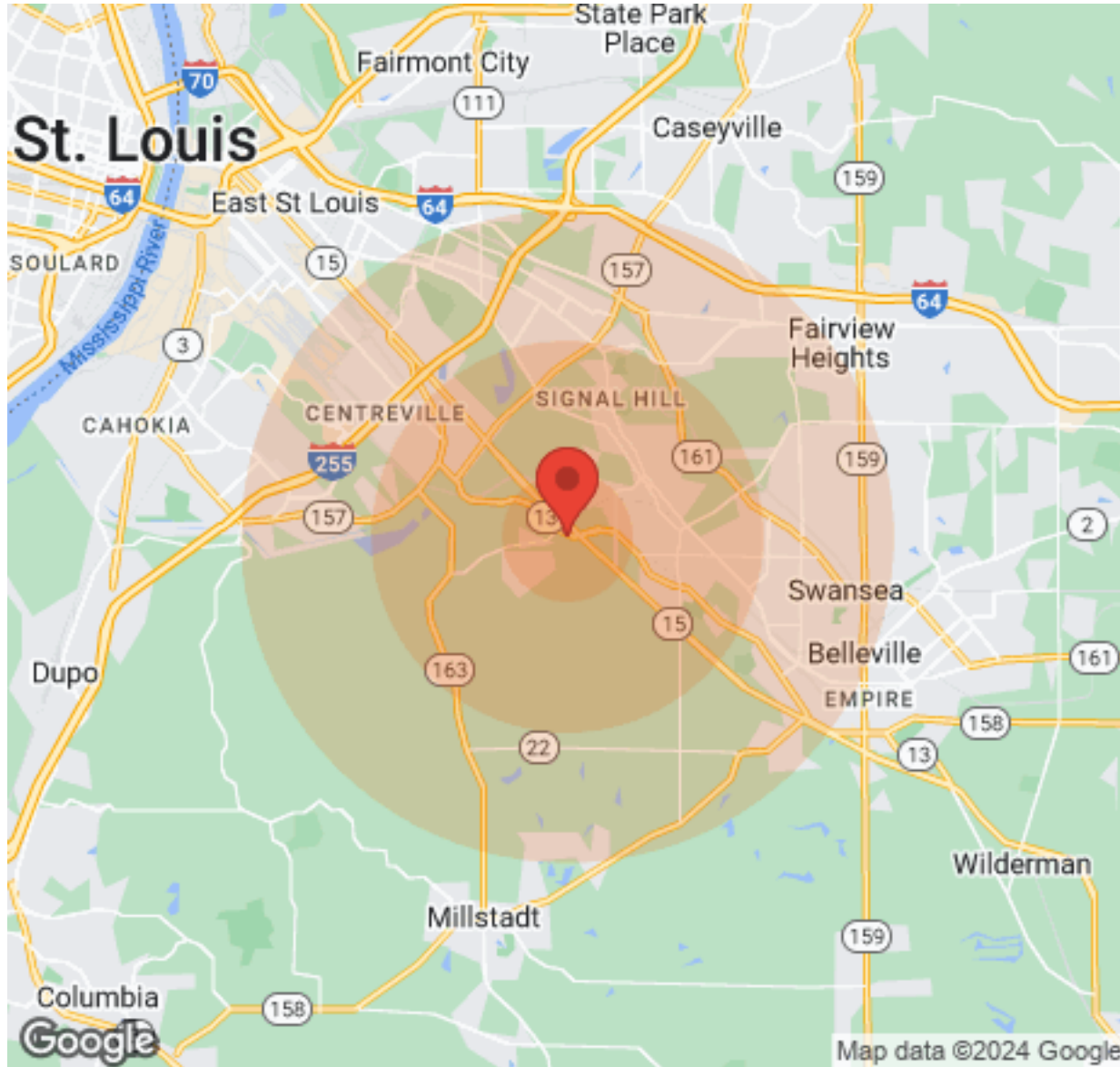


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DEMOGRAPHICS

8109 W STATE ROUTE 15



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
\$100,000-\$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 SUMMARY

8109 W STATE ROUTE 15

LISTING # 2718

LOCATION DETAILS:

Parcel #: 07-11.0-304-004
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 14.27 Acres
Min Divisible Acres: 14.27
Frontage: 1,800
Depth: IRR
Topography: Rolling
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-255

DEMOGRAPHICS:

Traffic Count: 19,600 (Route 15)



SALE INFORMATION:

\$/SF (Land): \$0.75

UTILITY INFO:

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

PROPERTY DESCRIPTION:

14.27 Acre Commercial Site for Sale. All Utilities on Site and ready for Development. Zoned C-1

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