

2.35 ACRE COMMERCIAL LOT FOR SALE

7500 Magna Dr., Belleville, IL 62223



SALE PRICE: \$3.00/SF

- Level Lot
- All utilities on site
- Located in a TIF District & Enterprise Zone
- Zoned C-1

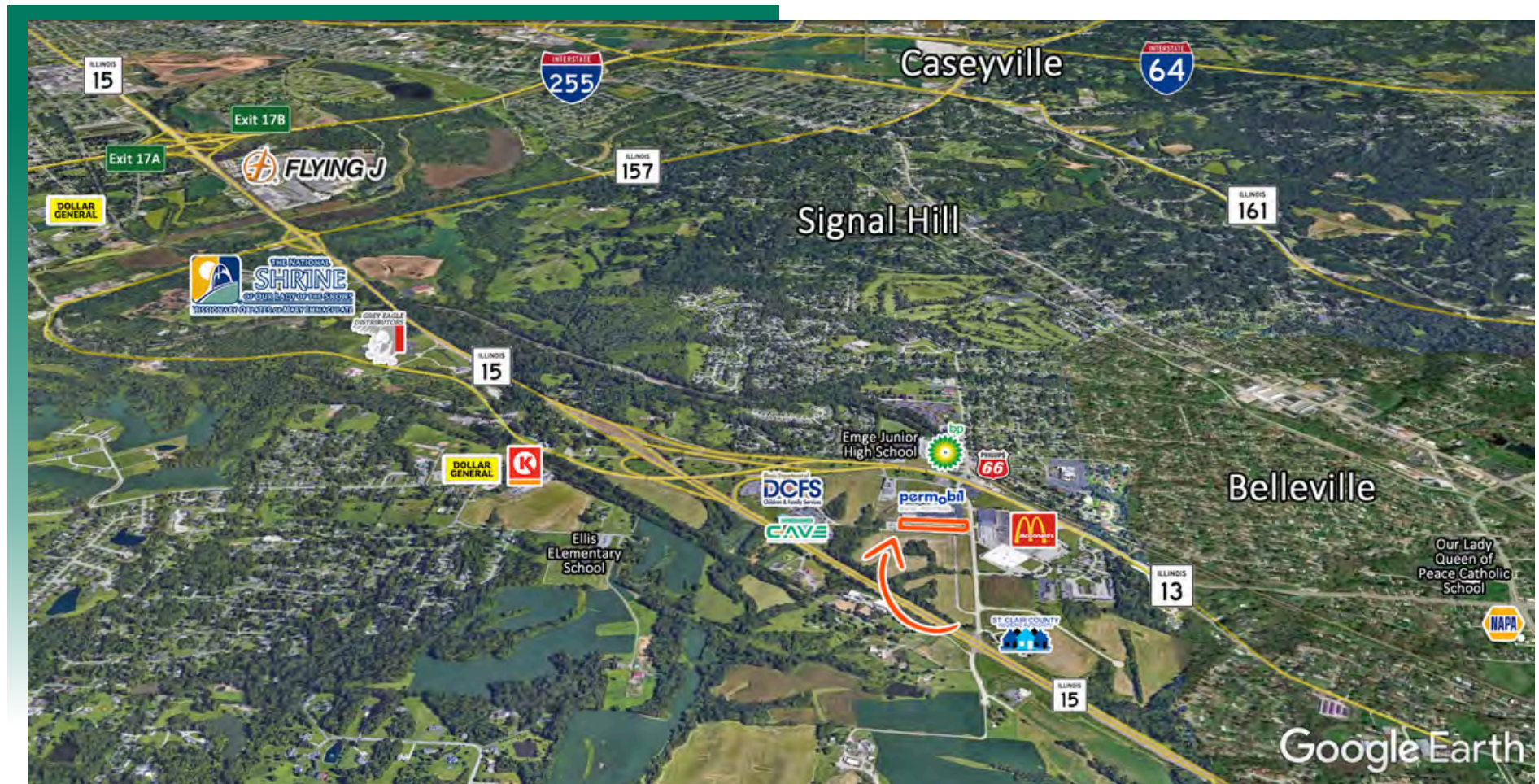
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AREA MAP

7500 Magna Dr., Belleville, IL 62223



LOCATION OVERVIEW

Site is 1/4 of mile to IL 15 and 5 miles to I-255. Located near The Center for Academic and Vocational Excellence (CAVE).

LAND PROPERTY SUMMARY

7500 MAGNA DRIVE

LISTING # 2719

LOCATION DETAILS:

Parcel #: 07-11.0-407-013/014
County: St Clair
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 2.35 Acres
Min Divisible Acres: 1.14
Max Contig Acres: 2.35
Frontage: 790
Depth: 135
Land Status: Vacant
Topography: Flat
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/FINANCIAL INFO:

Taxes: \$96.00
Tax Year: 2024



SALE INFORMATION:

\$/SF (Land): \$3.00

UTILITY INFO:

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

PROPERTY DESCRIPTION:

2.34 Acre Commercial Site available at the Corner of Magna Drive and S. 74th St.
Level Lot with All Utilities on Site.
Located in a TIF District & Enterprise Zone. Zoned C-1