

LAND FOR SALE

28+/- ACRE SITE WITH 1,600' OF FRONTAGE

W. STATE ROUTE 15 & 74TH ST, BELLEVILLE, IL 62223



BARBER MURPHY
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Shiloh, IL 62269
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PRESENTED BY:

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SALE PRICE: \$3.00/SF

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

W. STATE ROUTE 15 & 74TH ST, BELLEVILLE, IL 62223



Property Summary

LISTING #	2723
TOTAL ACRES AVAILABLE	28+/-
SALE PRICE	\$3.00/SF
TOPOGRAPHY	Rolling
FRONTAGE	1,600'
ELECTRIC/GAS	Ameren/On Site
WATER/SEWER	City Served/On Site
TRAFFIC COUNT	19,600
PARCEL #	07-14.0-200-031/032 & 07-11.0-409-001/004
COUNTY	St. Clair
ZONING	C-1
TIF DISTRICT	Yes
ENTERPRISE ZONE	Yes

Property Overview

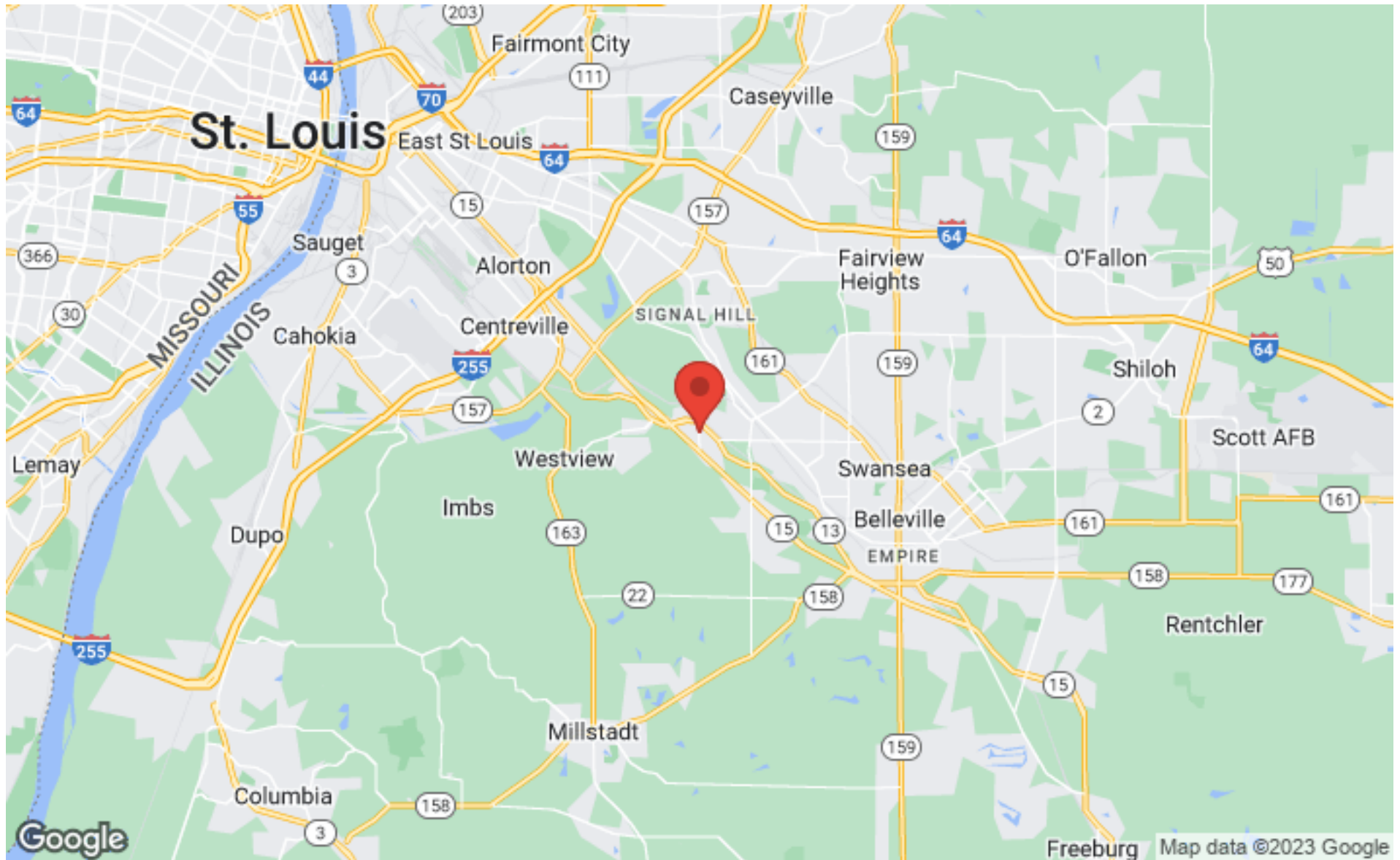
28 Acre Commercial Site located at the signalized corner of S. 74th St and IL Rt 15.
 Located in a TIF District & Enterprise Zone.
 All Utilities on Site and ready for Development. Zoned C-1.

Location Overview

Site is 4 miles to I-255 and 10 miles to Downtown St. Louis, MO
 Located near The Center for Academic and Vocational Excellence (CAVE).

REGIONAL MAP

W. STATE ROUTE 15 & 74TH ST, BELLEVILLE, IL 62223

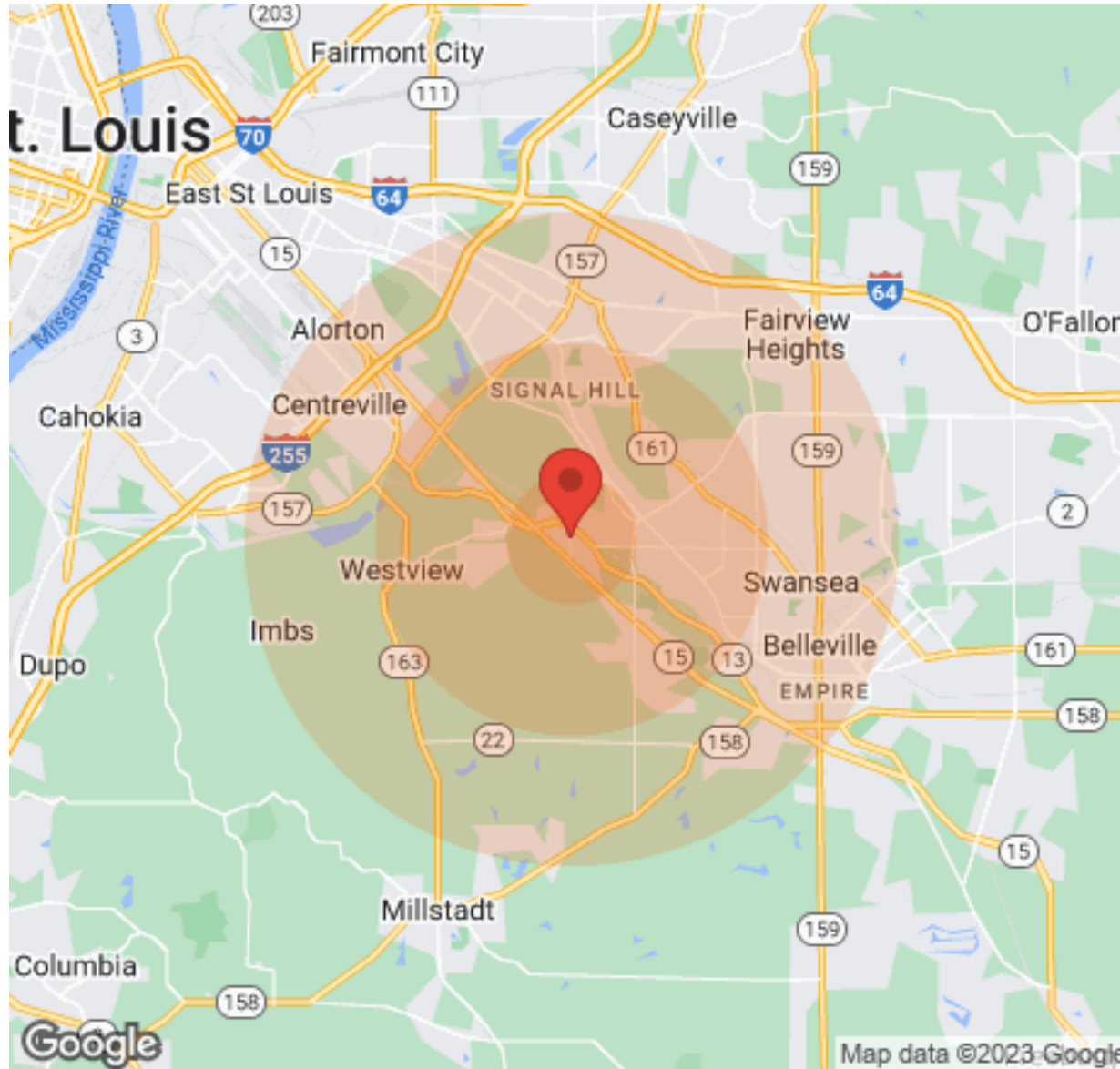


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,934	14,789	43,945
Female	3,305	16,828	47,591
Total Population	6,239	31,617	91,536

Income	1 Mile	3 Miles	5 Miles
Median	\$50,781	\$49,060	\$40,768
< \$15,000	243	1,979	5,652
\$15,000-\$24,999	253	1,600	4,848
\$25,000-\$34,999	214	1,337	4,401
\$35,000-\$49,999	558	2,195	5,588
\$50,000-\$74,999	562	2,825	7,156
\$75,000-\$99,999	508	1,853	4,465
\$10,000-\$149,999	211	1,290	3,665
\$150,000-\$199,999	106	495	1,116
> \$200,000	38	238	610

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,075	15,814	43,481
Occupied	2,837	14,488	39,007
Owner Occupied	2,126	9,710	25,226
Renter Occupied	711	4,778	13,781
Vacant	238	1,326	4,474