

31.86 ACRE SITE WITH 1,600' OF FRONTAGE

W. State Route 15 & 74th St., Belleville, IL 62223



SALE PRICE: \$3.00/SF

BARBERMURPHY

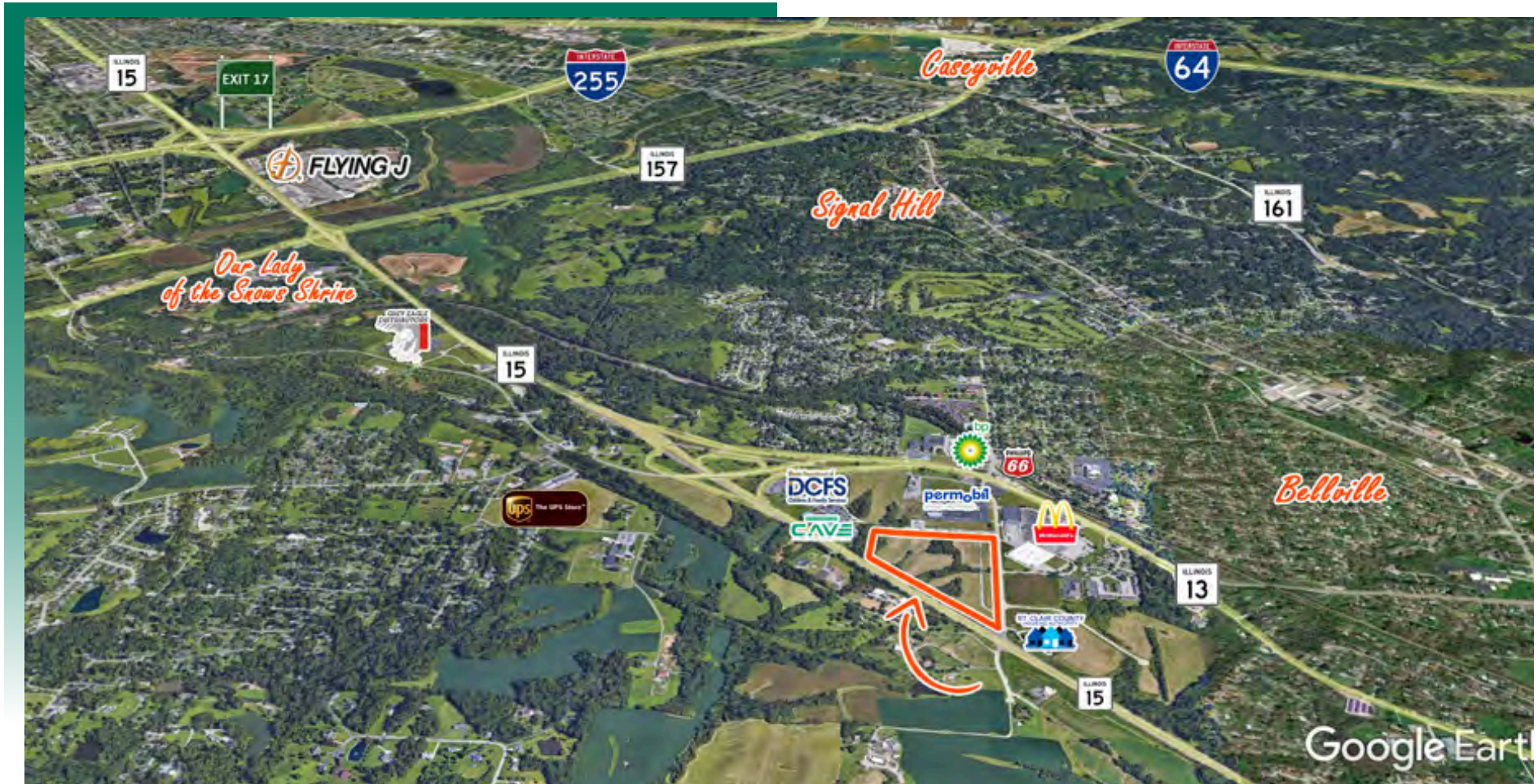
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

W. State Route 15 & 74th St., Belleville, IL 62223



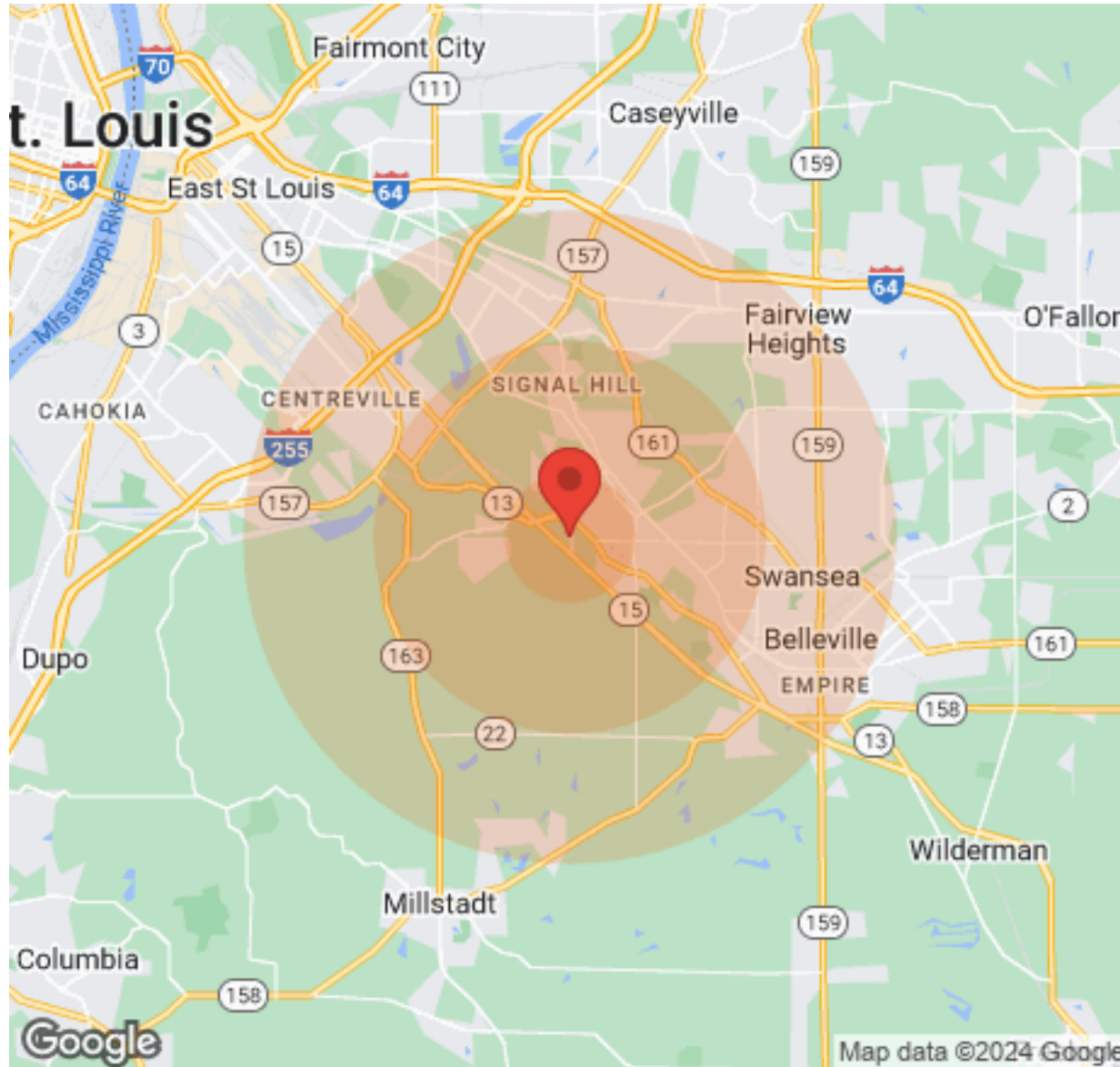
LOCATION OVERVIEW

Site is 4 miles to I-255 and 10 miles to downtown St. Louis. The site is near The Center for Academic and Vocational Excellence (CAVE). Located in a TIF District & Enterprise Zone.

 Frontage: 1,600'	 I-255
 All Utilities On Site	 Exit 17

DEMOGRAPHICS

W State Route 15 & 74th St., Belleville



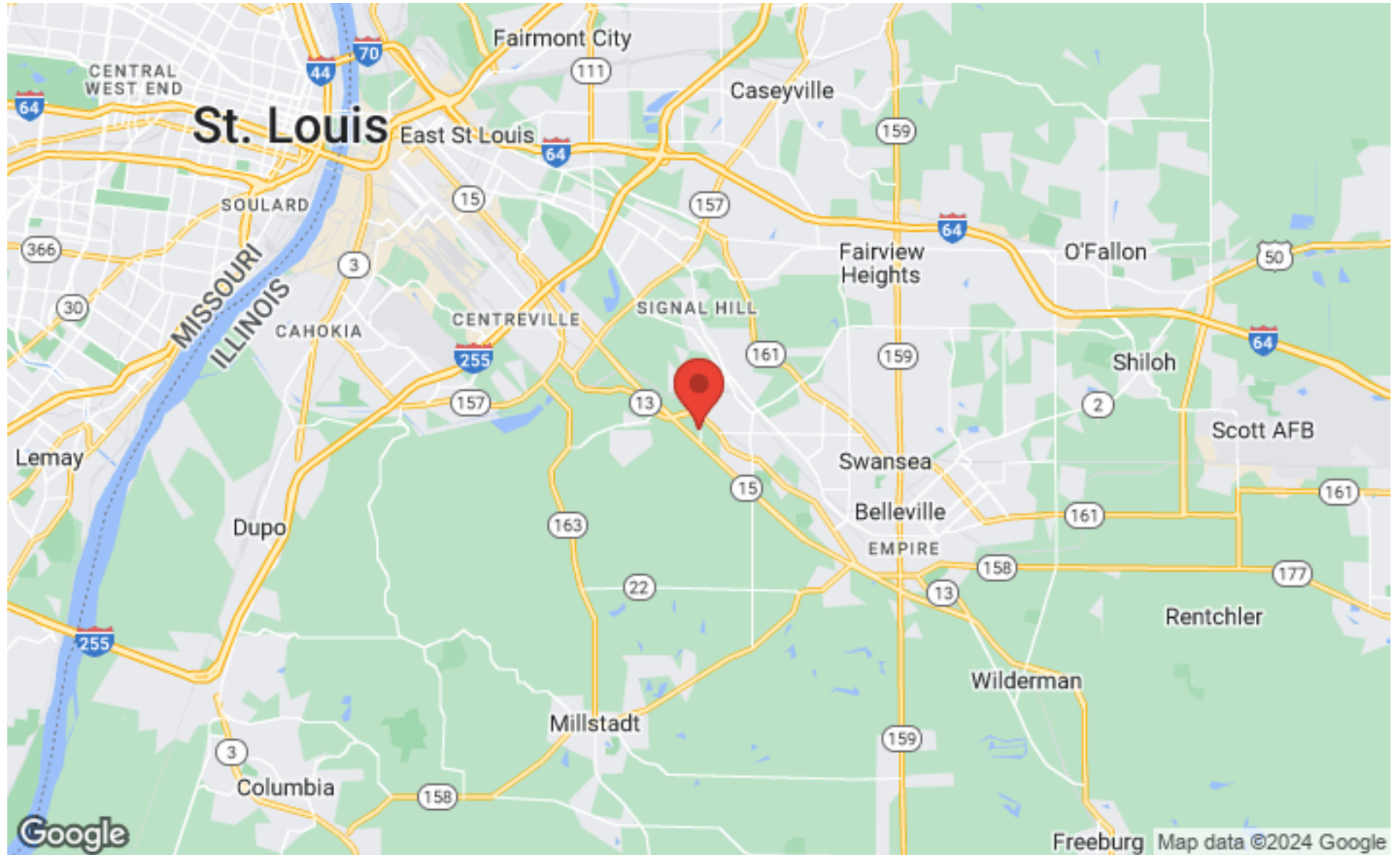
Population	1 Mile	3 Miles	5 Miles
Male	2,934	14,789	43,293
Female	3,305	16,828	46,930
Total Population	6,239	31,617	90,223

Income	1 Mile	3 Miles	5 Miles
Median	\$50,781	\$49,060	\$40,930
< \$15,000	243	1,979	5,521
\$15,000-\$24,999	253	1,600	4,707
\$25,000-\$34,999	214	1,337	4,247
\$35,000-\$49,999	558	2,195	5,499
\$50,000-\$74,999	562	2,825	7,068
\$75,000-\$99,999	508	1,853	4,447
\$100,000-\$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	42,835
Occupied	2,837	14,488	38,411
Owner Occupied	2,126	9,710	24,863
Renter Occupied	711	4,778	13,548
Vacant	238	1,326	4,424

REGIONAL MAP

W State Route 15 & 74th St., Belleville



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LAND PROPERTY SUMMARY

W State Route 15 & 74th St., Belleville

LISTING # 2723

LOCATION DETAILS:

Parcel #: 07-14.0-200-031/32 & 07-11.0-409-001/004
County: St Clair
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 31.86 Acres
Min Divisible Acres: 1.23
Max Contig Acres: 31.86
Frontage: 1,600'
Land Status: Vacant
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



SALE INFORMATION:

\$/SF (Land): \$3.00/SF

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:

31.86 Acre Commercial Site available off at the signalized lights at the corner of S. 74th St and IL Rt 15. All Utilities on Site and ready for Development. Zoned C-1. 1650' of Frontage

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