

LAND FOR SALE

16.76 +/- ACRE COMMERCIAL SITE

ILLINI DRIVE, BELLEVILLE, IL 62223



REDUCED SALE PRICE: \$1.25/SF

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

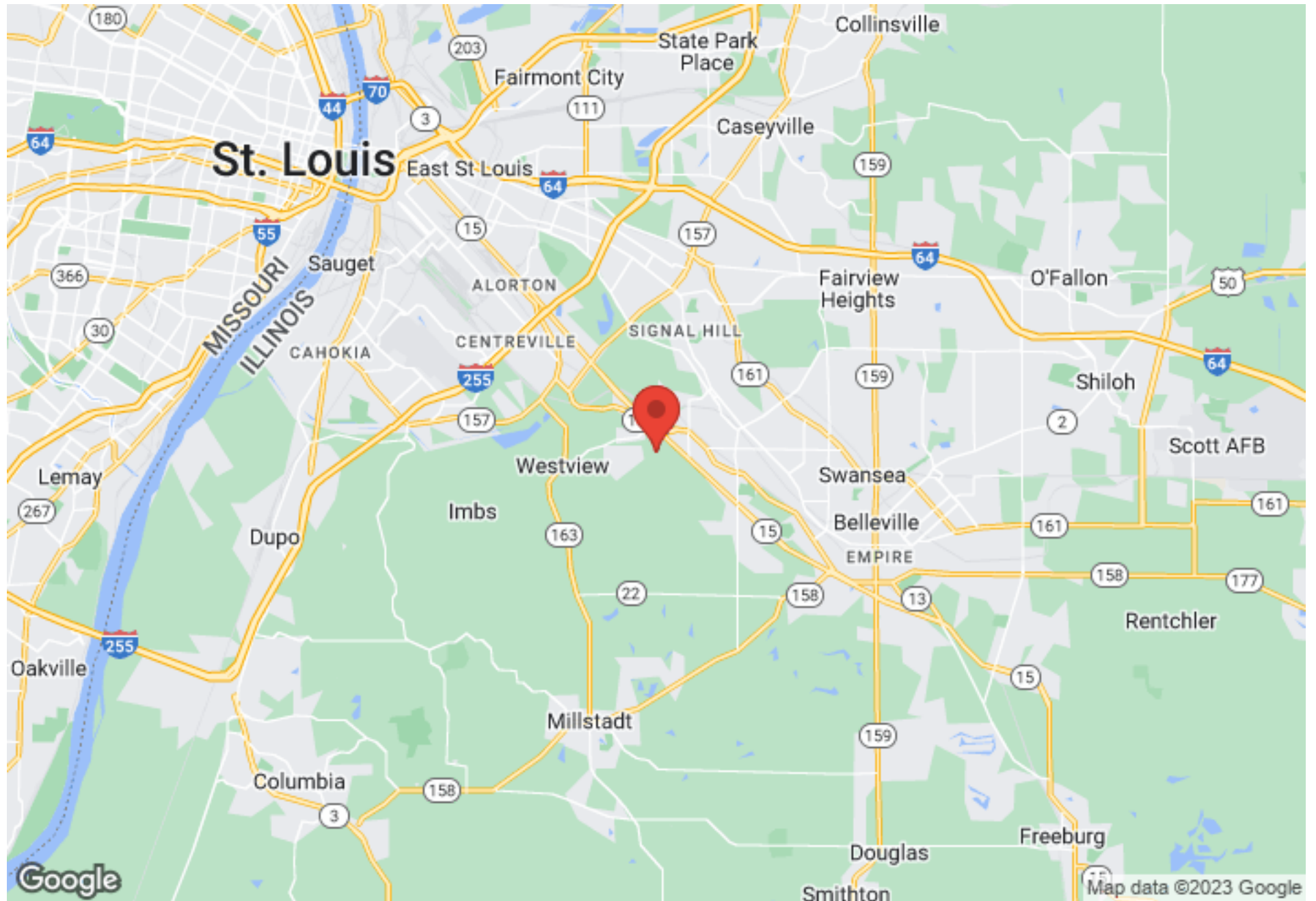
PRESENTED BY:

TONY SMALLMON

Broker Associate
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tonys@barbermurphy.com

REGIONAL MAP

Illini Drive | Belleville, IL 62223

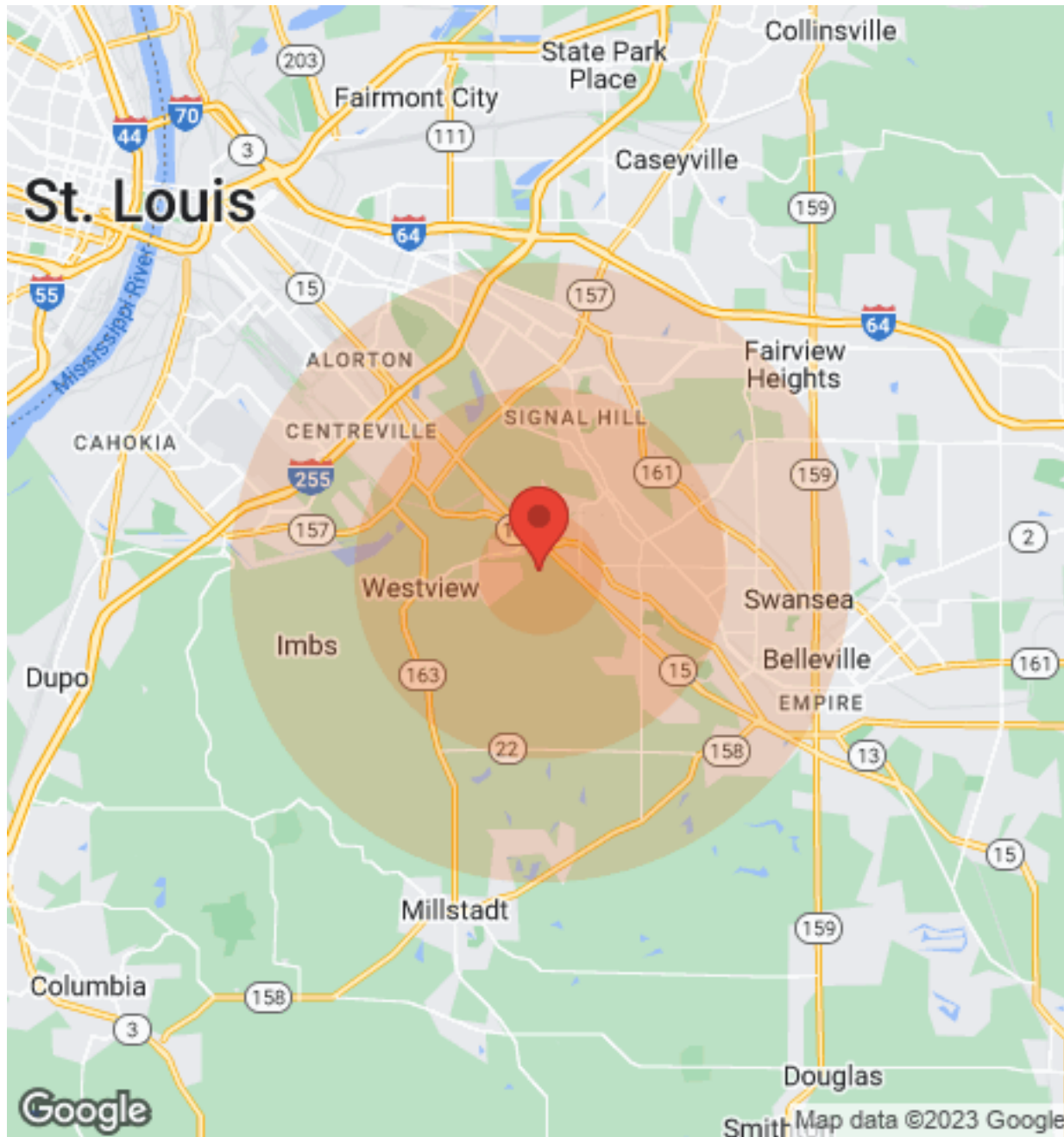


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DEMOGRAPHICS

Illini Drive | Belleville, IL 62223



Population	1 Mile	3 Miles	5 Miles
Male	887	12,998	37,111
Female	907	14,272	40,058
Total Population	1,794	27,270	77,169

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	296	5,215	14,985
Ages 15-24	219	3,543	10,204
Ages 55-64	244	3,430	9,475
Ages 65+	329	4,730	12,131

Income	1 Mile	3 Miles	5 Miles
Median	\$48,362	\$48,569	\$38,481
< \$15,000	85	2,025	4,875
\$15,000-\$24,999	27	1,237	4,182
\$25,000-\$34,999	110	988	3,679
\$35,000-\$49,999	200	2,022	4,855
\$50,000-\$74,999	122	2,208	5,788
\$75,000-\$99,999	117	1,599	3,683
\$100,000-\$149,999	47	1,010	2,920
\$150,000-\$199,999	52	316	874
> \$200,000	N/A	172	424

Housing	1 Mile	3 Miles	5 Miles
Total Units	951	13,275	36,565
Occupied	863	12,072	32,737
Owner Occupied	640	7,681	21,252
Renter Occupied	223	4,391	11,485
Vacant	88	1,203	3,828

LAND PROPERTY SUMMARY

Illini Drive | Belleville, IL 62223

LISTING # 2720

SALE/LEASE INFO

Price / SF: \$1.25

LAND MEASUREMENTS

Lot Size: 16.76+/- Acres

Lot SF: +/- 730,066

PROPERTY INFO

APN: 07-11.0-303-034

County: IL - St. Clair

Zoning: C-1

Topography: Rolling

TIF District: Yes

Enterprise Zone: Yes

Traffic Count: 1,700

UTILITY INFO

Water Provider/Location: City Served, On Site

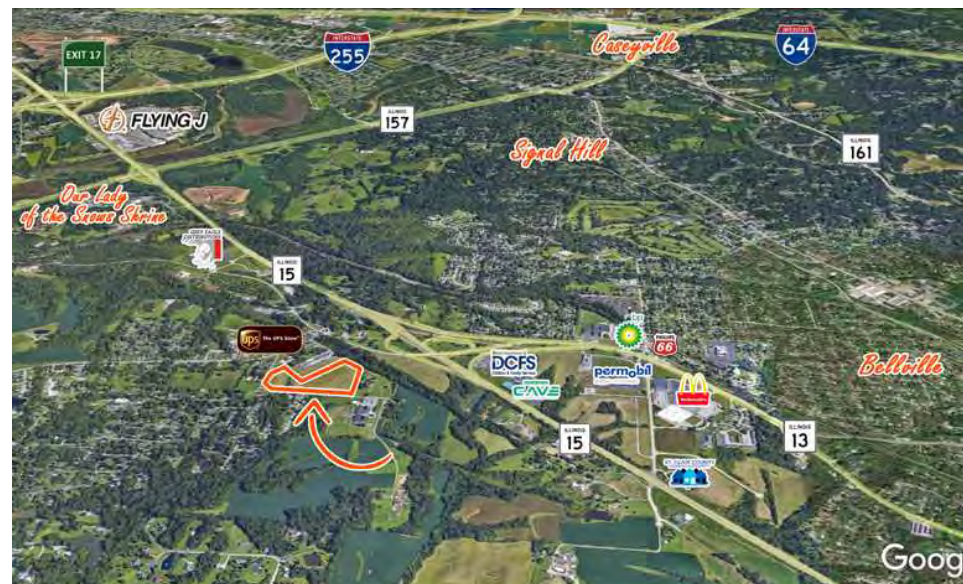
Sewer Provider/Location: City Served, On Site

Gas Provider/Location: Ameren IL, On Site

Electric Provider/Location: Ameren IL, On Site

TRANSPORTATION

Interstate: I-255



PROPERTY DESCRIPTION

16.76+/- Acre Commercial Site available next to Belleville UPS Distribution Center.

Located in a TIF District & Enterprise Zone.

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

LOCATION OVERVIEW

- 9 miles south east of St. Louis, Mo.

- Adjacent to IL-15 and IL-13