

16.76+/- ACRE COMMERCIAL SITE

Illini Drive, Belleville, IL 62223



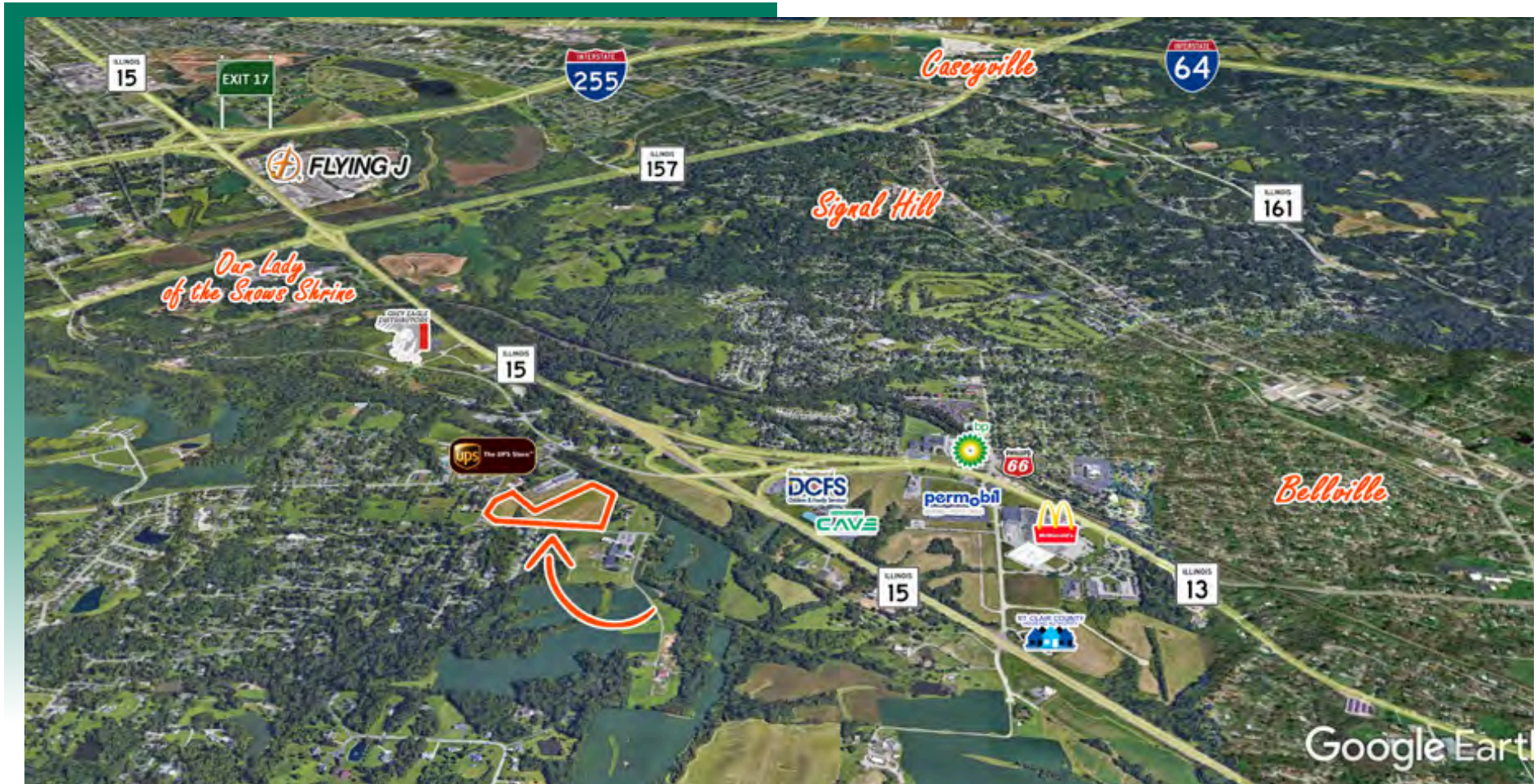
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

Illini Drive, Belleville, IL 62223



LOCATION OVERVIEW

Site is near the Belleville UPS Distribution Center. 9 miles south east of St. Louis, Mo. Located in a TIF District & Enterprise Zone.



Zoned C-1



I-255



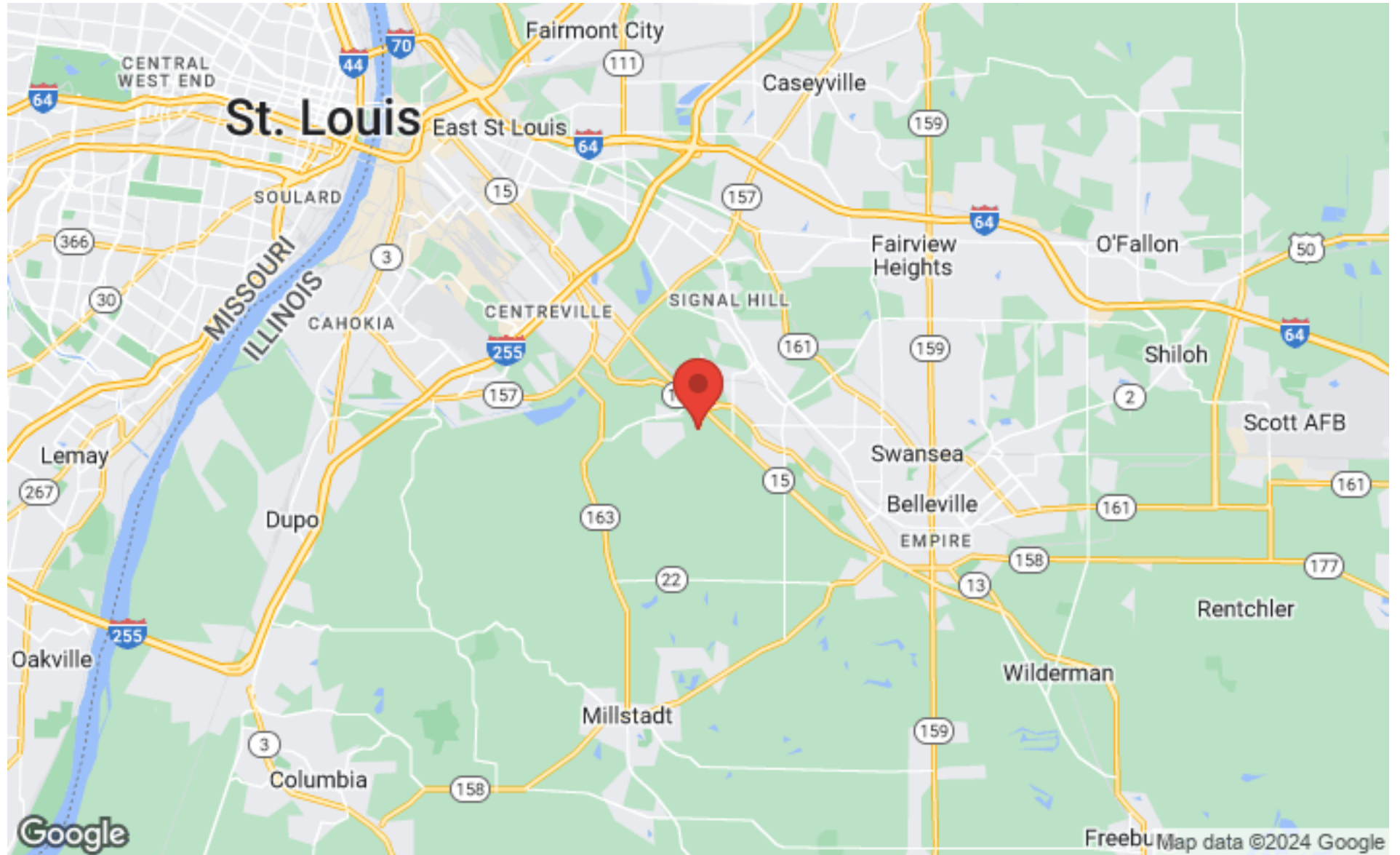
All Utilities Available



Exit 17

REGIONAL MAP

ILLINI DRIVE



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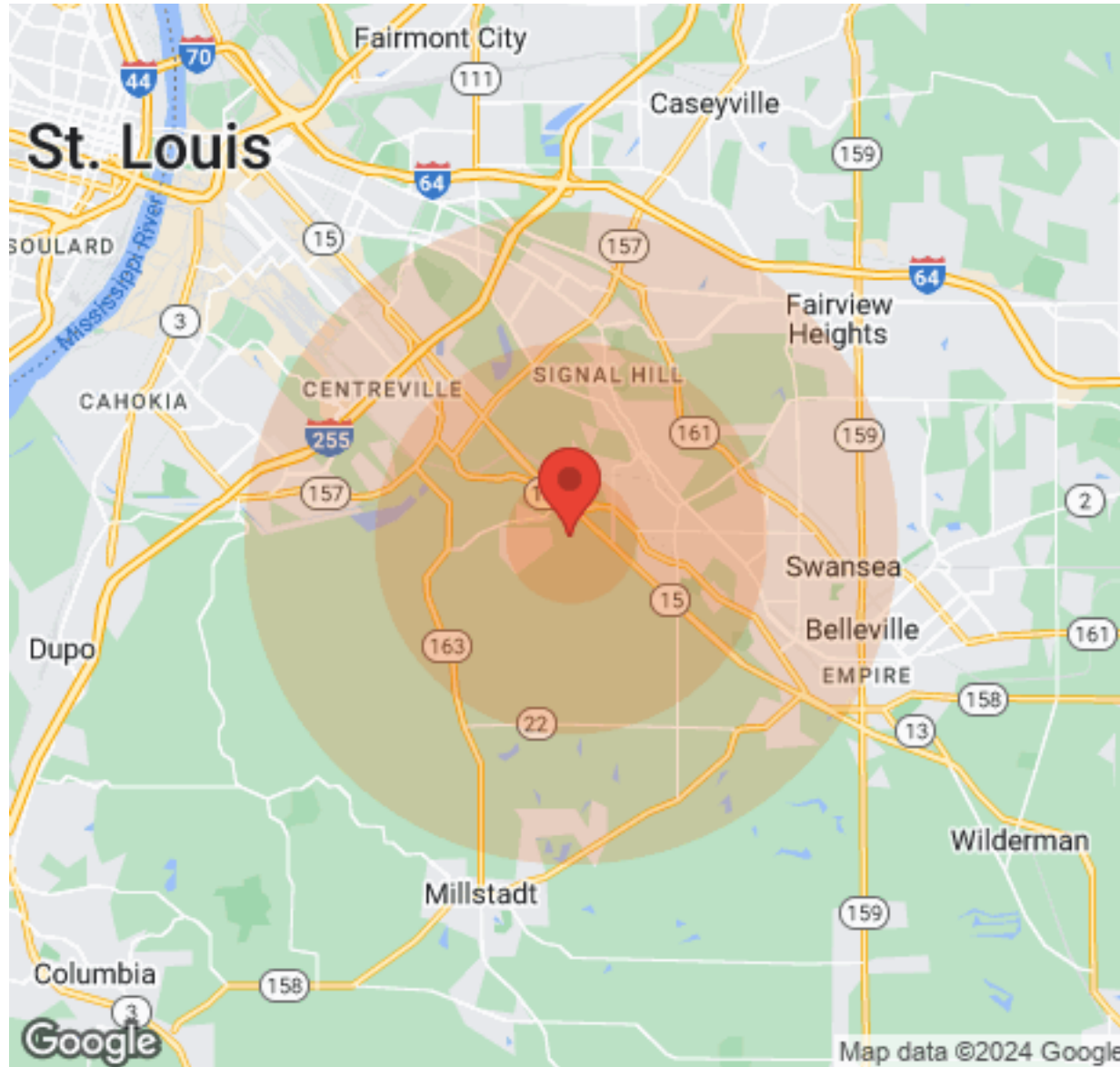
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DEMOGRAPHICS

ILLINI DRIVE



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 25-54	706	10,352	30,374
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

LISTING # 2720

LOCATION DETAILS:

Parcel #: 07-11.0-303-034
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 16.76 Acres
Min Divisible Acres: 16.76
Max Contig Acres: 16.76
Frontage: IRR
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: 1,700



SALE INFORMATION:

\$/SF (Land): \$0.75

UTILITY INFO:

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

PROPERTY DESCRIPTION:

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

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