

# 16.76+/- ACRE COMMERCIAL SITE

Illini Drive, Belleville, IL 62223



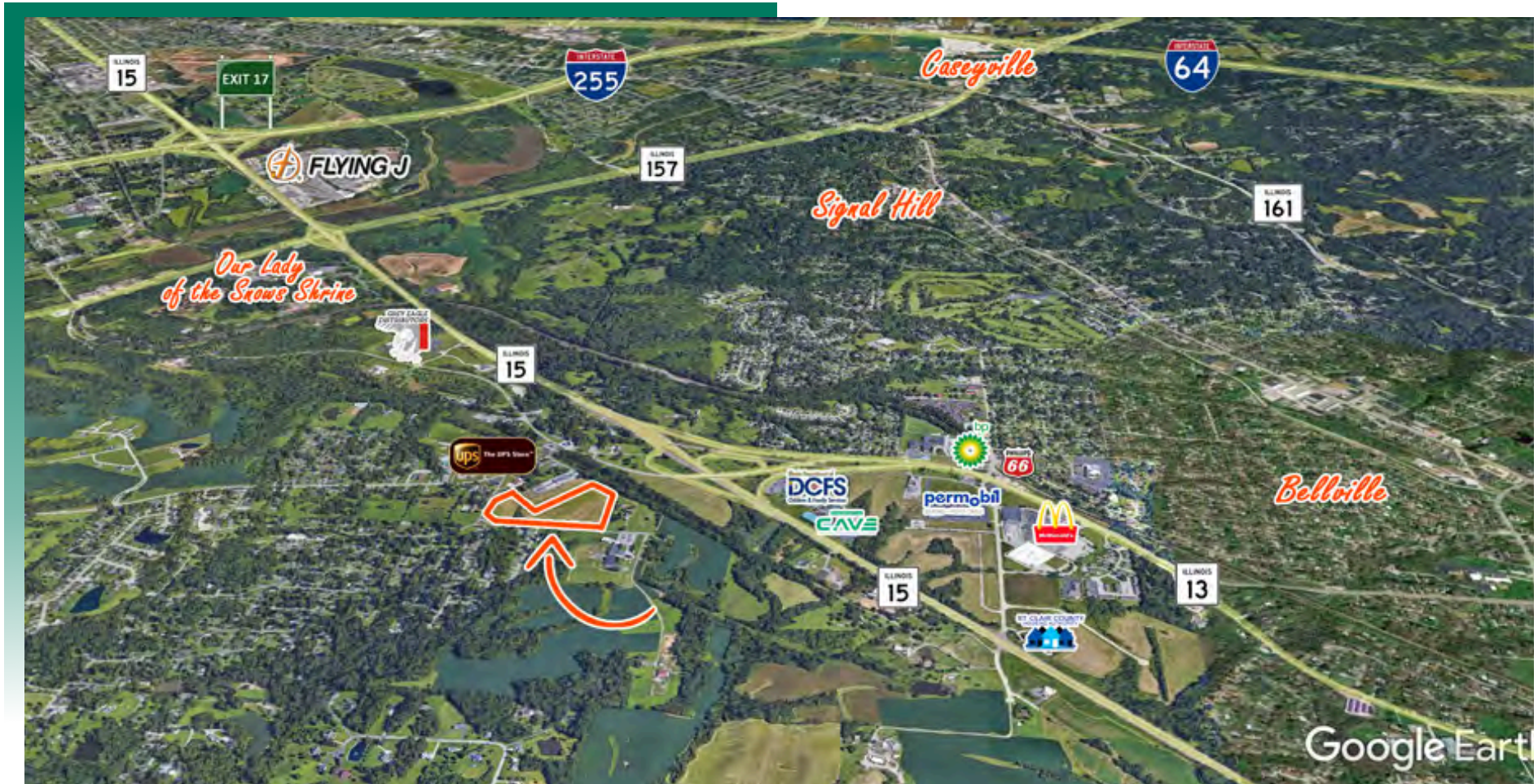
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

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# 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



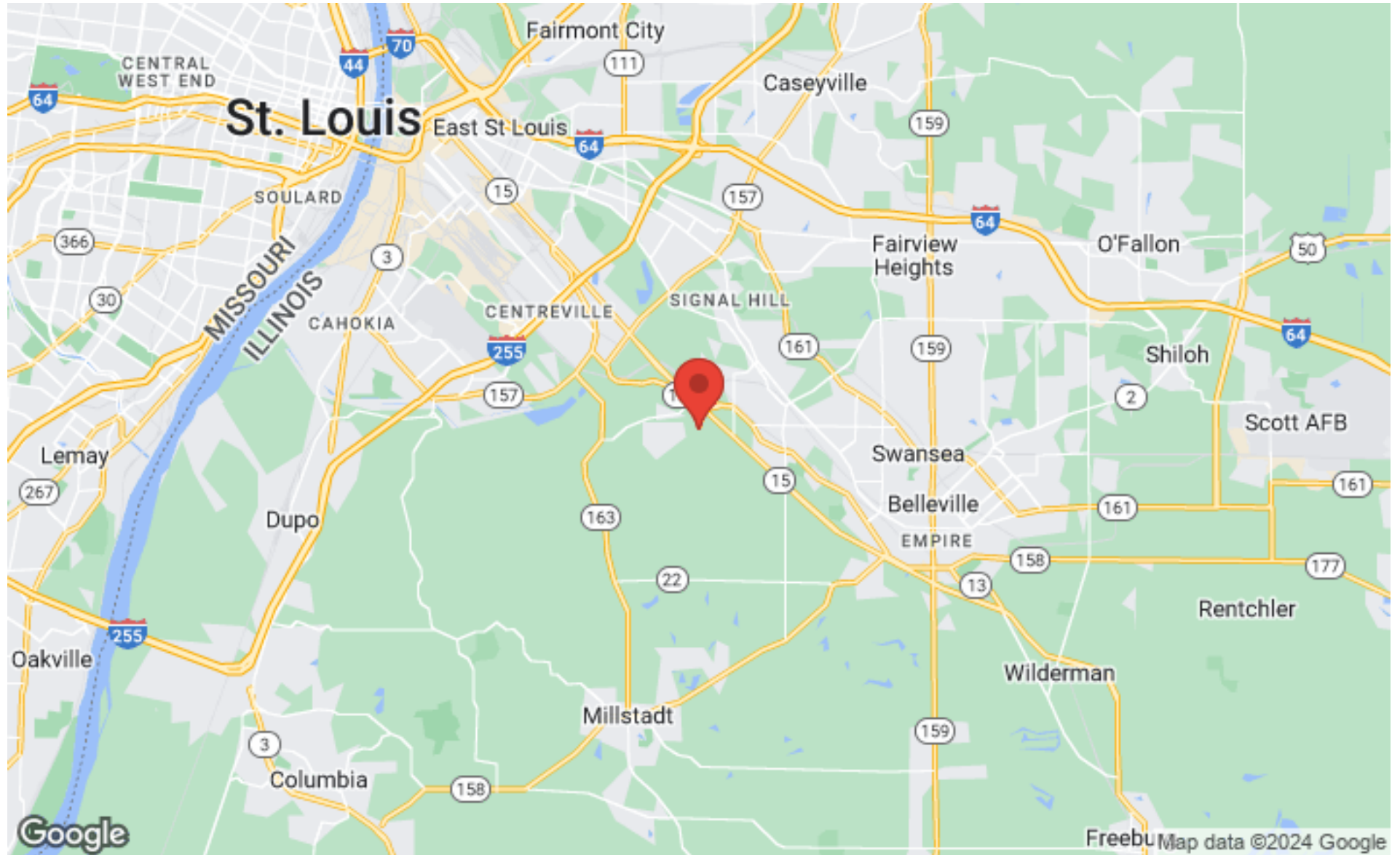
All Utilities Available



Exit 17

# REGIONAL MAP

ILLINI DRIVE



**BARBERMURPHY**

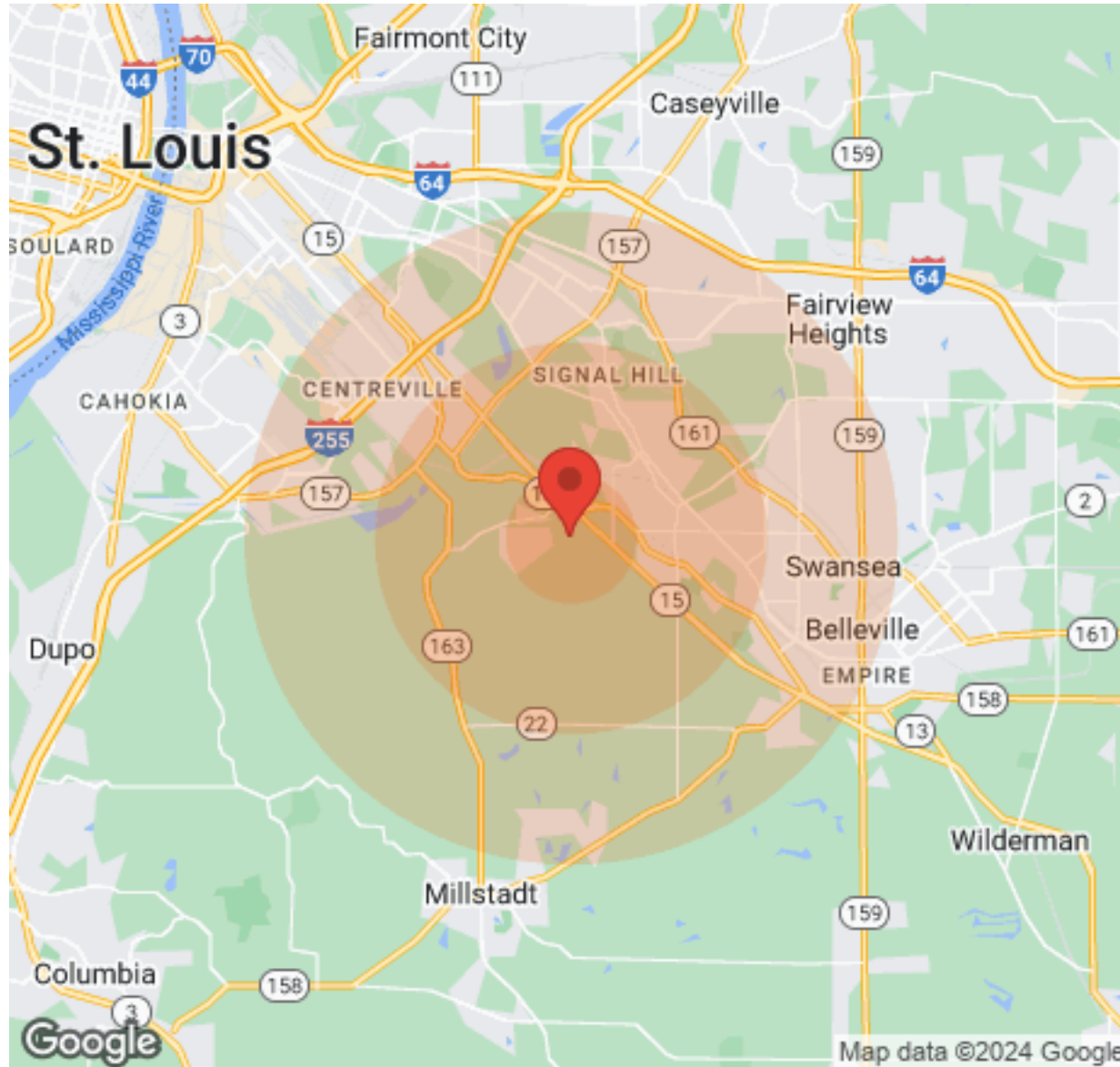
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# DEMOGRAPHICS

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):** \$0.50

## 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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