

LAND FOR SALE

# 10.96 ACRE DEVELOPMENT SITE

SHEFFIELD DRIVE, BELLEVILLE, IL 62223



REDUCED SALE PRICE: \$2.25 PER SF

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

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PRESENTED BY:

**TONY SMALLMON**

Broker Associate

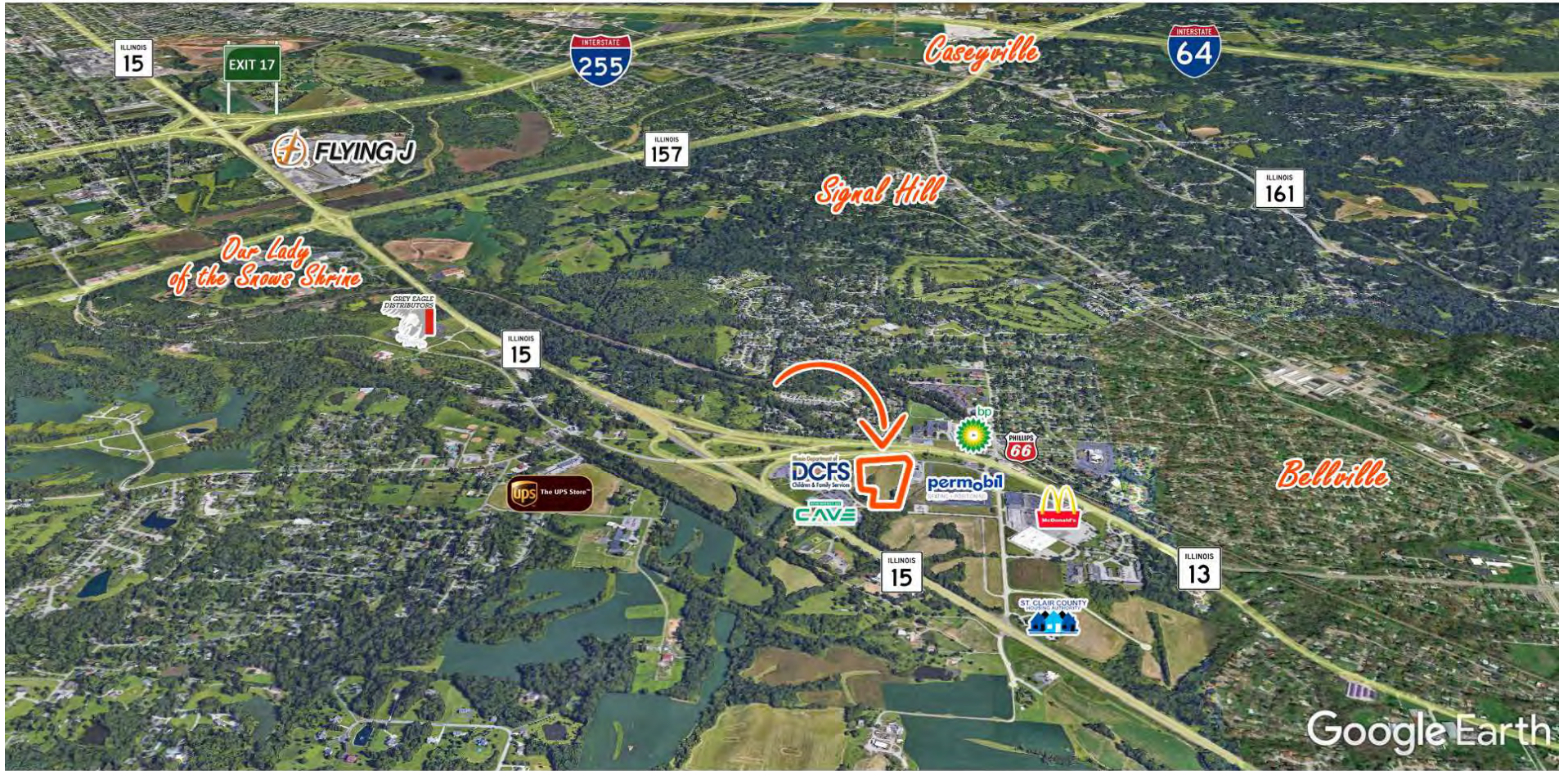
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

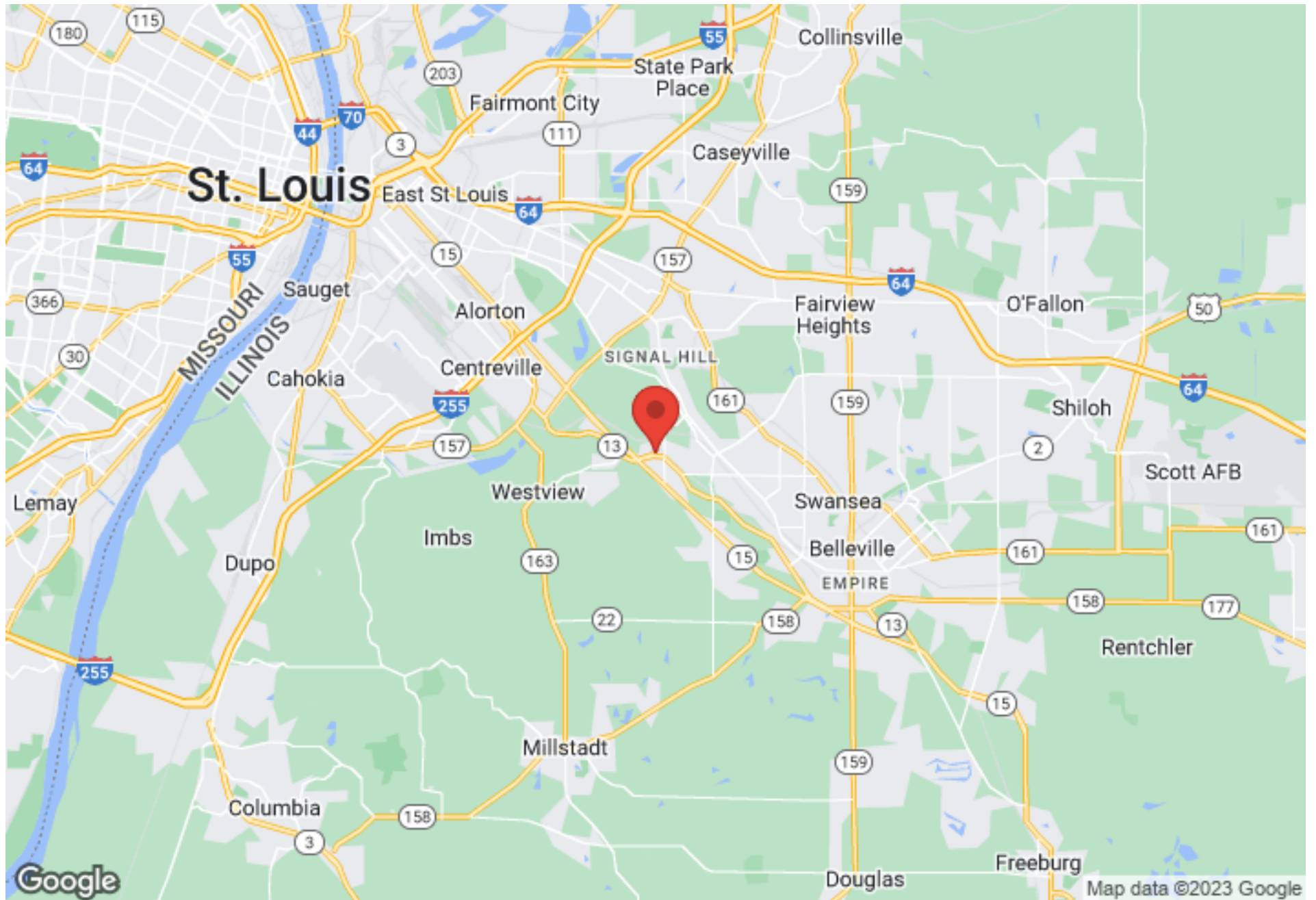
# AREA MAP

10.96 Acre Development Site  
Sheffield Drive | Belleville, IL 62223



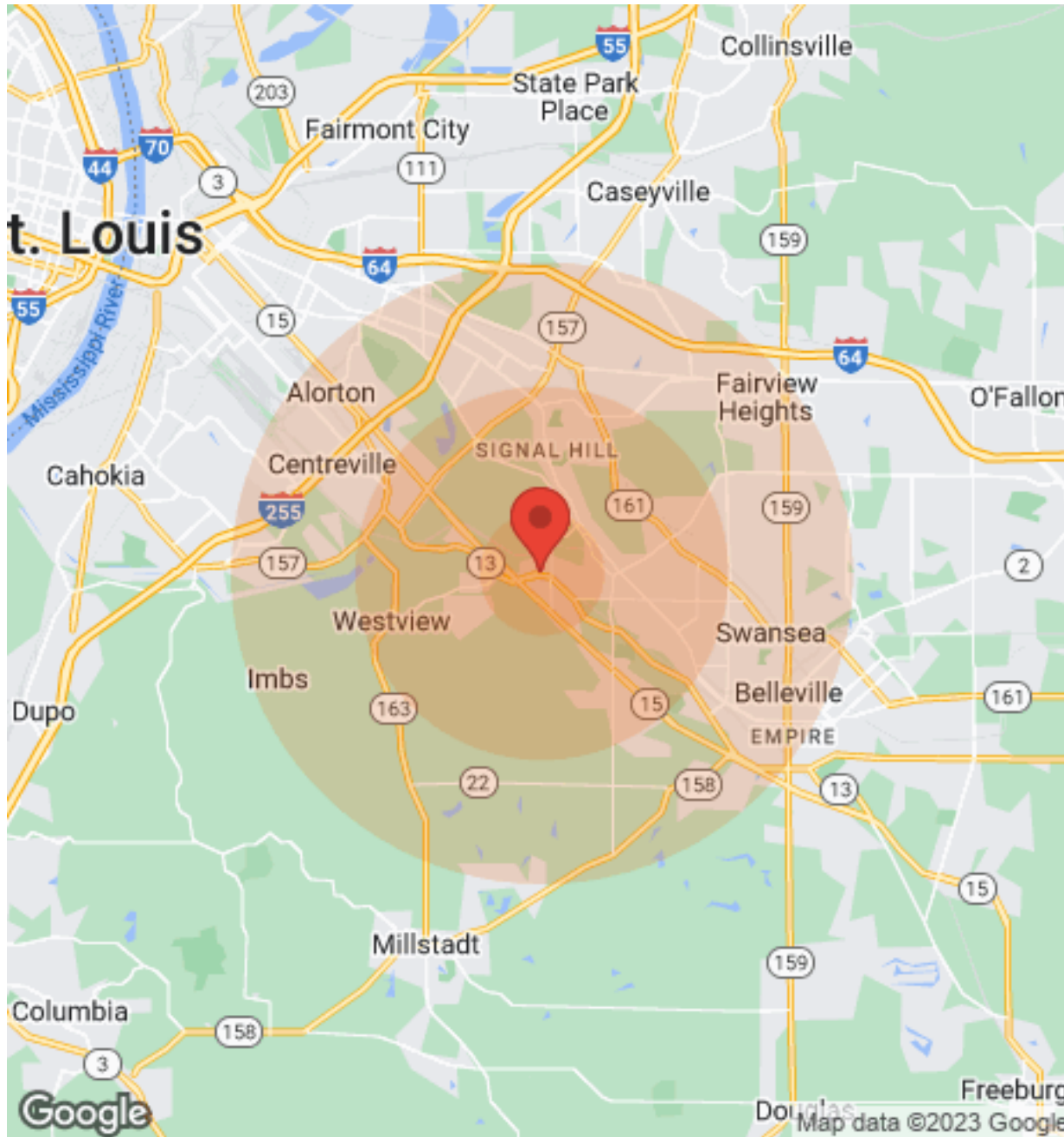
# REGIONAL MAP

10.96 Acre Development Site  
Sheffield Drive | Belleville, IL 62223



# DEMOGRAPHICS

10.96 Acre Development Site  
Sheffield Drive | Belleville, IL 62223



Population	1 Mile	3 Miles	5 Miles
Male	2,934	14,989	41,918
Female	3,305	16,982	45,351
Total Population	6,239	31,971	87,269

Income	1 Mile	3 Miles	5 Miles
Median	\$50,781	\$49,857	\$39,492
< \$15,000	243	1,984	5,474
\$15,000-\$24,999	253	1,638	4,652
\$25,000-\$34,999	214	1,358	4,137
\$35,000-\$49,999	558	2,184	5,365
\$50,000-\$74,999	562	2,867	6,622
\$75,000-\$99,999	508	1,882	4,235
\$10,000-\$149,999	211	1,292	3,611
\$150,000-\$199,999	106	461	1,016
> \$200,000	38	219	598

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,075	16,153	41,452
Occupied	2,837	14,714	37,229
Owner Occupied	2,126	9,758	24,082
Renter Occupied	711	4,956	13,147
Vacant	238	1,439	4,223

## LAND PROPERTY INFO

10.96 Acre Development Site  
Sheffield Drive | Belleville, IL 62223

### LAND MEASUREMENTS

Lot Size:	10.96 Acres / 477,418 SF
Min Divisible Acres	10.96 Acres
Dimensions:	625' of Frontage

### SALE/LEASE INFO

Price / SF:	\$2.25/SF
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### PROPERTY INFO

APN:	07-11.0-407-012
County:	IL - St. Clair
Zoning:	C-1
Topography:	Rolling
TIF District:	Yes
Enterprise Zone:	Yes
Traffic Count:	17,600

### UTILITY INFO

Water Provider/Service/Location:	City Served, On Site
Sewer Provider/Service/Location:	City Served, On Site
Gas Provider/Service/Location:	Ameren IL, On Site
Electric Provider/Service/Location:	Ameren IL, On Site

### TRANSPORTATION

Interstate:	I-255, Exit 17
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### Property Description

10.96 Acre Commercial Site available off of Old St. Louis Rd and IL Route 15.

Located in a TIF District & Enterprise Zone. All Utilities on Site and ready for Development. Zoned C-1.

625' of Frontage along IL Route 15 with 17,600 ADT

### Location Overview

Site is 1/4 of mile to IL 15 and 8 miles to I-255.