

# 10.96 ACRE DEVELOPMENT SITE

SHEFFIELD DRIVE, BELLEVILLE, IL 62223



**REDUCED SALE PRICE: \$2.00/SF**

**BARBERMURPHY**

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

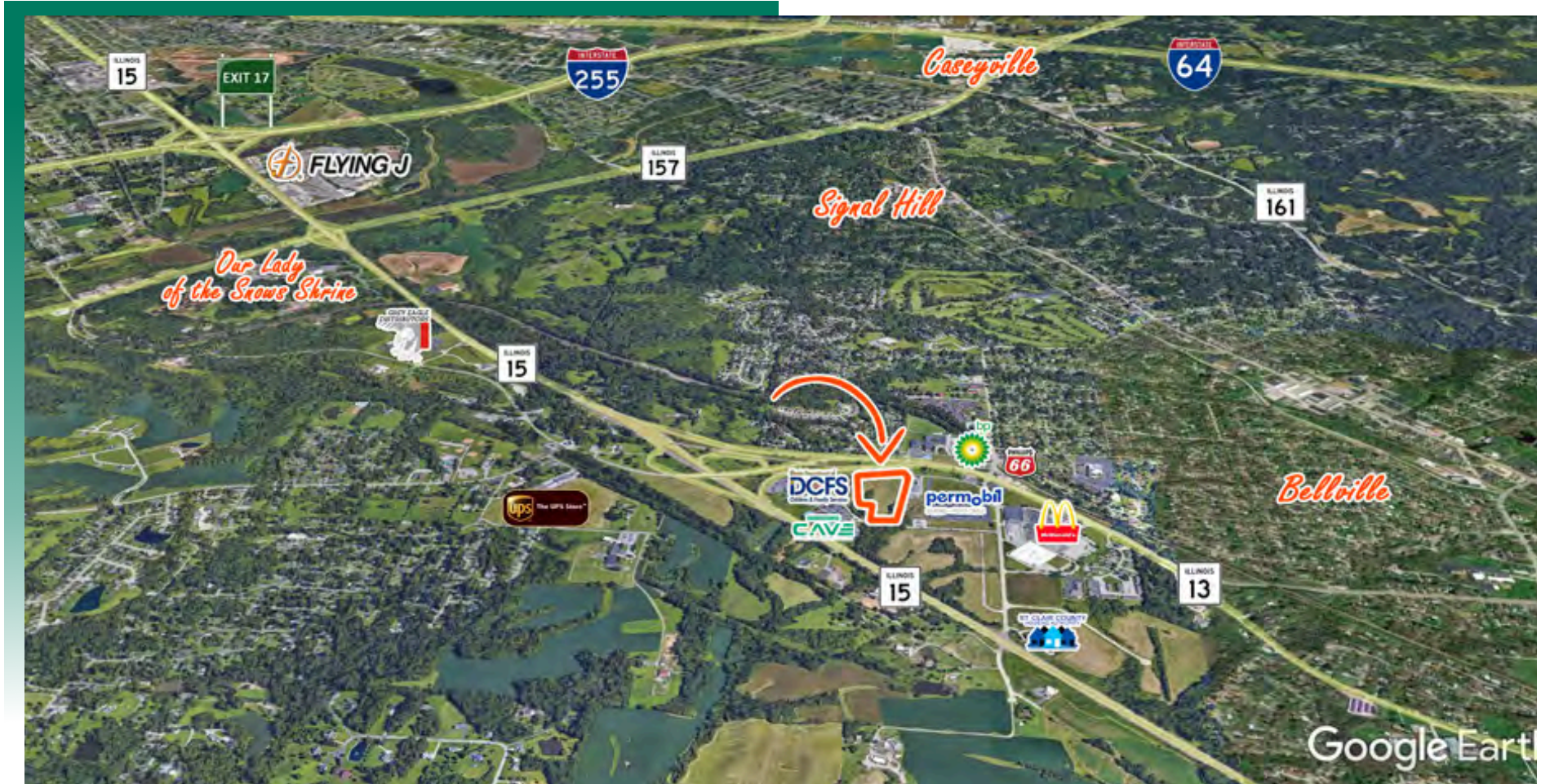
**Tony Smallmon**  
Broker Associate  
Office: (618) 277-4400 (Ext. 18)  
Cell: (618) 407-4240  
tonys@barbermurphy.com





# AREA MAP

SHEFFIELD DRIVE, BELLEVILLE, IL 62223



## LOCATION OVERVIEW

Site is 1/4 of mile to IL 15 and 8 miles to I-255. Located in a TIF District & Enterprise Zone. All Utilities on Site and ready for Development. Zoned C-1.



Zoned C-1



I-255



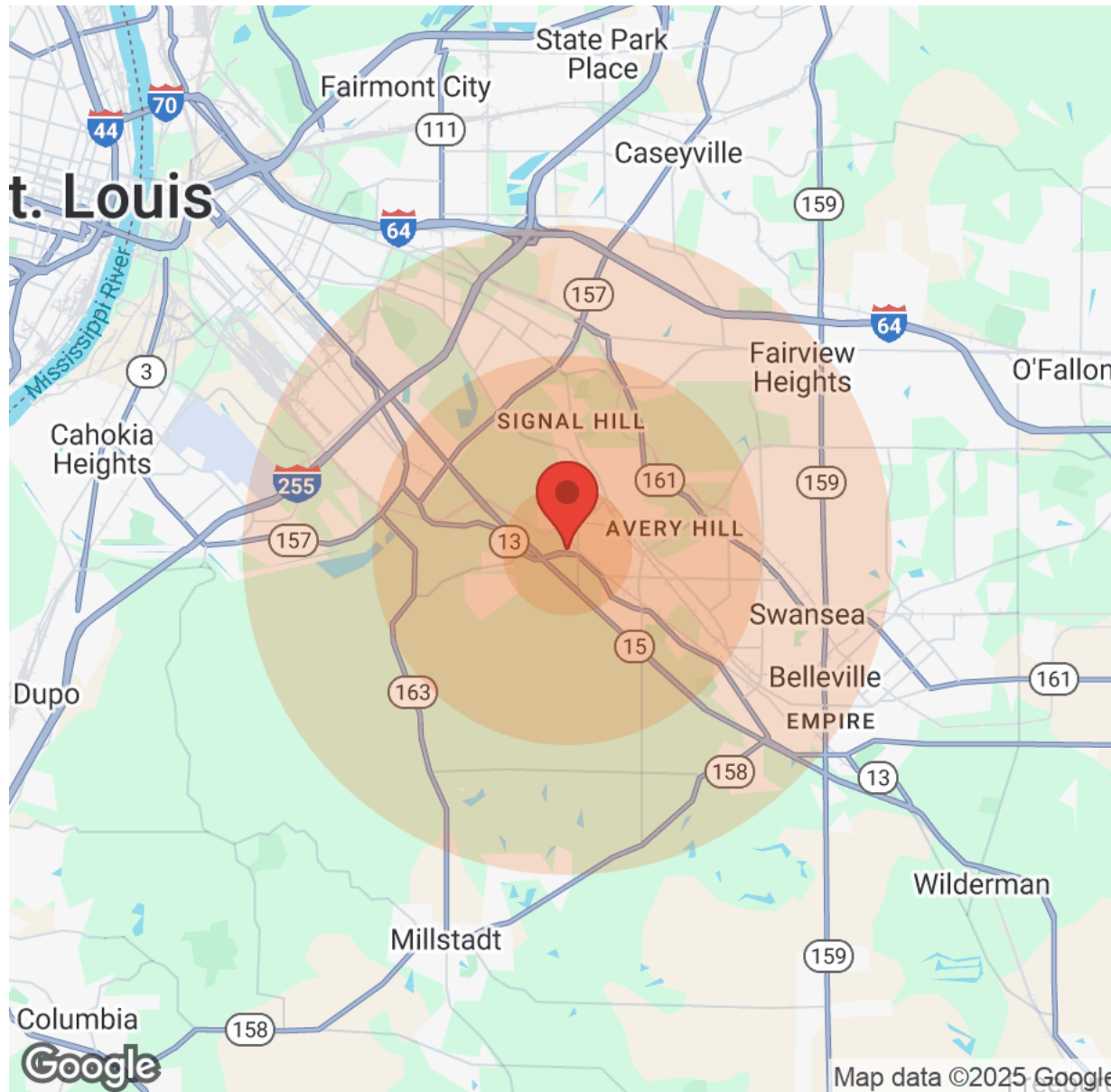
All Utilities Available



Exit 17

# DEMOGRAPHICS

SHEFFIELD DRIVE



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
\$100,000-\$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



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# LAND PROPERTY SUMMARY

SHEFFIELD DRIVE

**LISTING #** 2717

## LOCATION DETAILS:

**Parcel #:** 07-11.0-407-012  
**County:** IL - St. Clair  
**Zoning:** C-1

## PROPERTY OVERVIEW:

**Lot Size:** 10.96 Acres  
**Min Divisible Acres:** 10.96  
**Frontage:** 625  
**Depth:** 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/FINANCIAL INFO:

**Traffic Count:** 17,600  
**Taxes:** \$266.00  
**Tax Year:** 2024



## SALE INFORMATION:

**\$/SF (Land):** \$2.00

## UTILITY INFO:

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

## PROPERTY DESCRIPTION:

10.96 Acre Commercial Site available off of Old St. Louis Rd and IL Rt 15. 625' of Frontage along IL Route 15 with 17,600 ADT.



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