

LAND FOR SALE

# 6.65 ACRES DEVELOPMENT OPPORTUNITY

2819 FRANK SCOTT PARKWAY, BELLEVILLE, IL 62223



PRESENTED BY:

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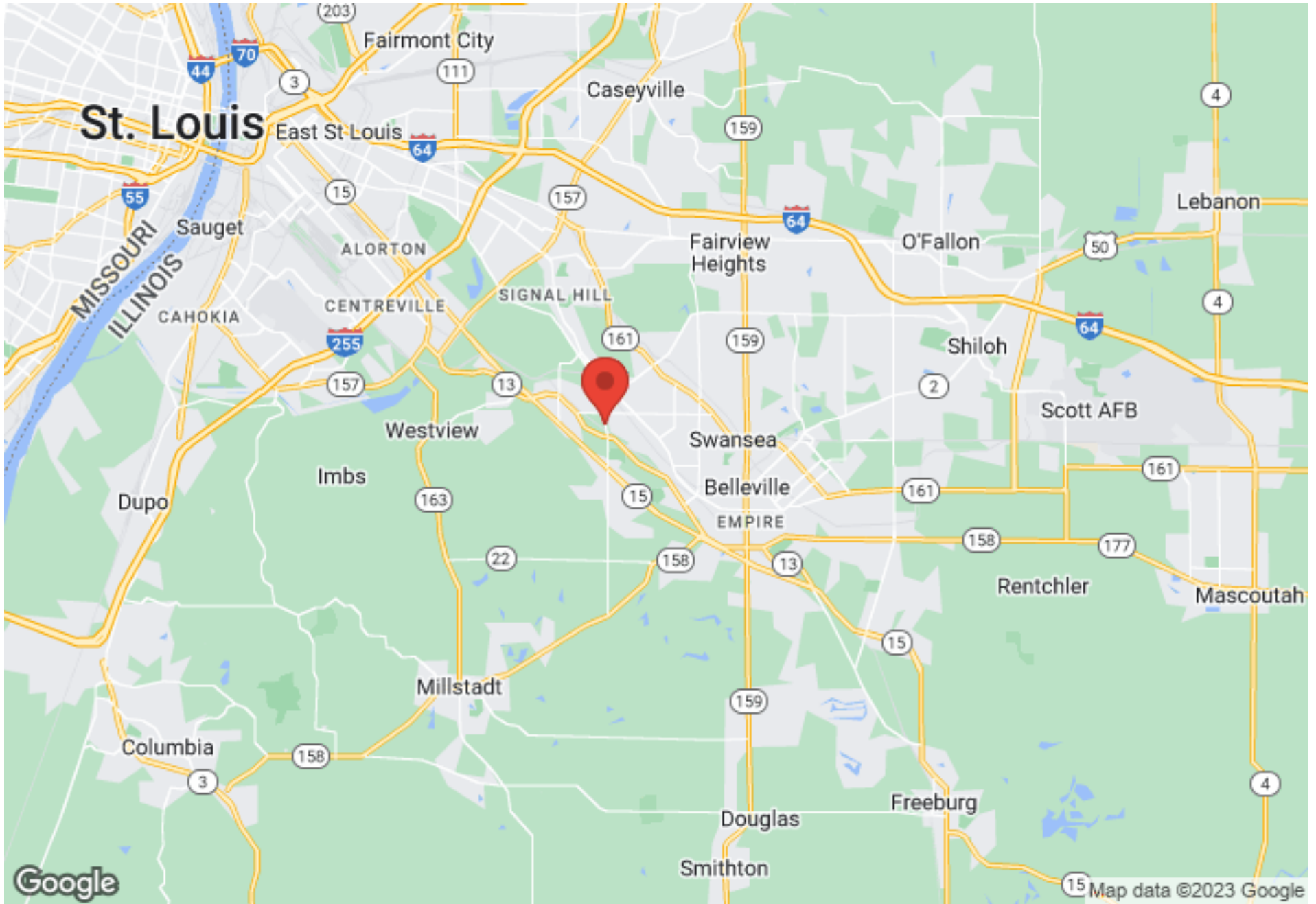
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# REGIONAL MAP

6.65 Acres For Sale

2819 Frank Scott Parkway | Belleville, IL 62223





# AREA MAP

6.65 Acres For Sale  
2819 Frank Scott Parkway | Belleville, IL 62223





# LAND PROPERTY SUMMARY

6.65 Acres For Sale  
2819 Frank Scott Parkway | Belleville, IL 62223

## LISTING # 2753

### SALE/LEASE INFO

Price: \$475,000  
Price / Acre: \$71,536.14  
Price / SF: \$1.65/SF

### LAND MEASUREMENTS

Lot Size: 6.64 Acres  
Min Divisible Acres: Contact Broker  
Dimensions: 600' x Irregular depth

### PROPERTY INFO

APN: 07-13.0-207-004/006  
County: IL - St. Clair  
Zoning: SR3  
Topography: Flat  
Traffic Count: 13,000  
Property Taxes: \$2,582.34

### UTILITY INFO

Water Provider/Location: Illinois American Water, to site  
Sewer Provider/Location: Contact Broker  
Gas Provider/Location: Ameren Illinois, to site  
Electric Provider/Location: Ameren Illinois, to site

### TRANSPORTATION

Interstate: Route 15: 0.75 Miles  
Airport: MidAmerica & St. Louis



### Property Description

6.65 acres located along Frank Scott Parkway, with 600'+ of road frontage. Utilities available to site. Curb-cut in place.

### Location Overview

Belleville, IL is the city seat of St. Clair county, in southwestern Illinois. It lies east of the Mississippi River, about 16 miles from St. Louis, Missouri. The property is near Route 17 and West Main Street.