

# 2.47 ACRE COMMERCIAL SITE FOR SALE

Frank Scott Parkway & Old Collinsville Rd. Swansea, IL 62226



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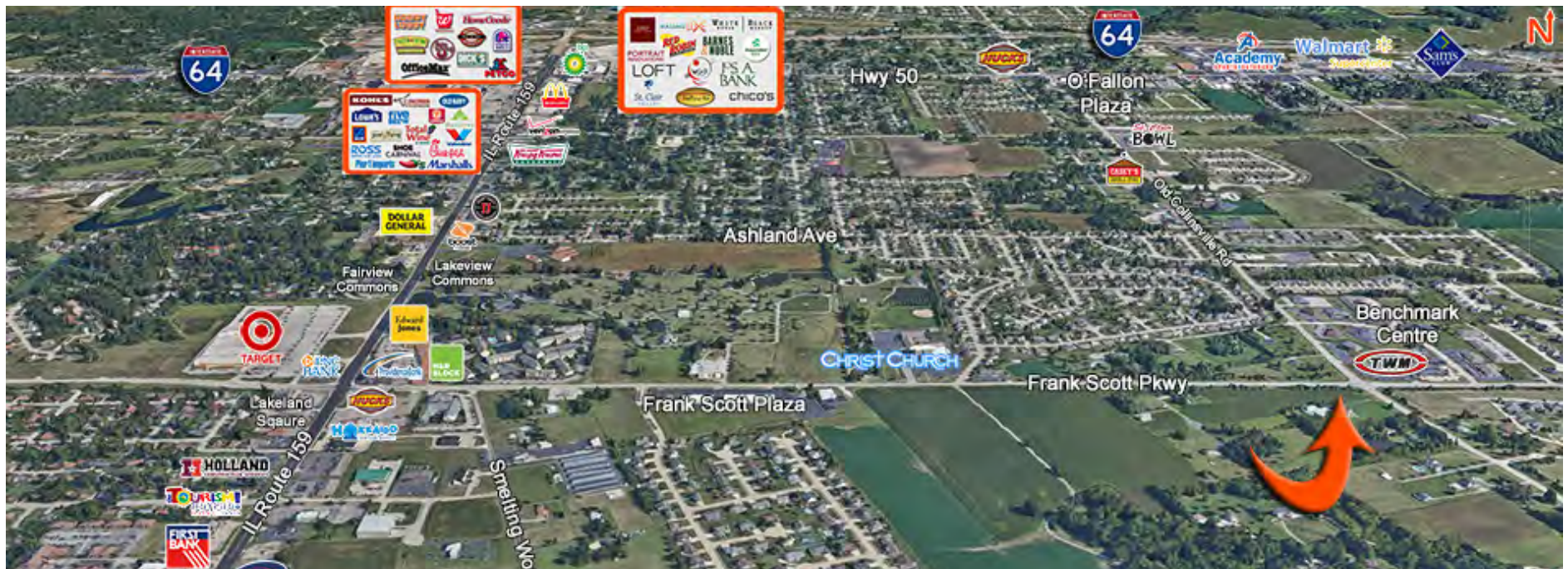
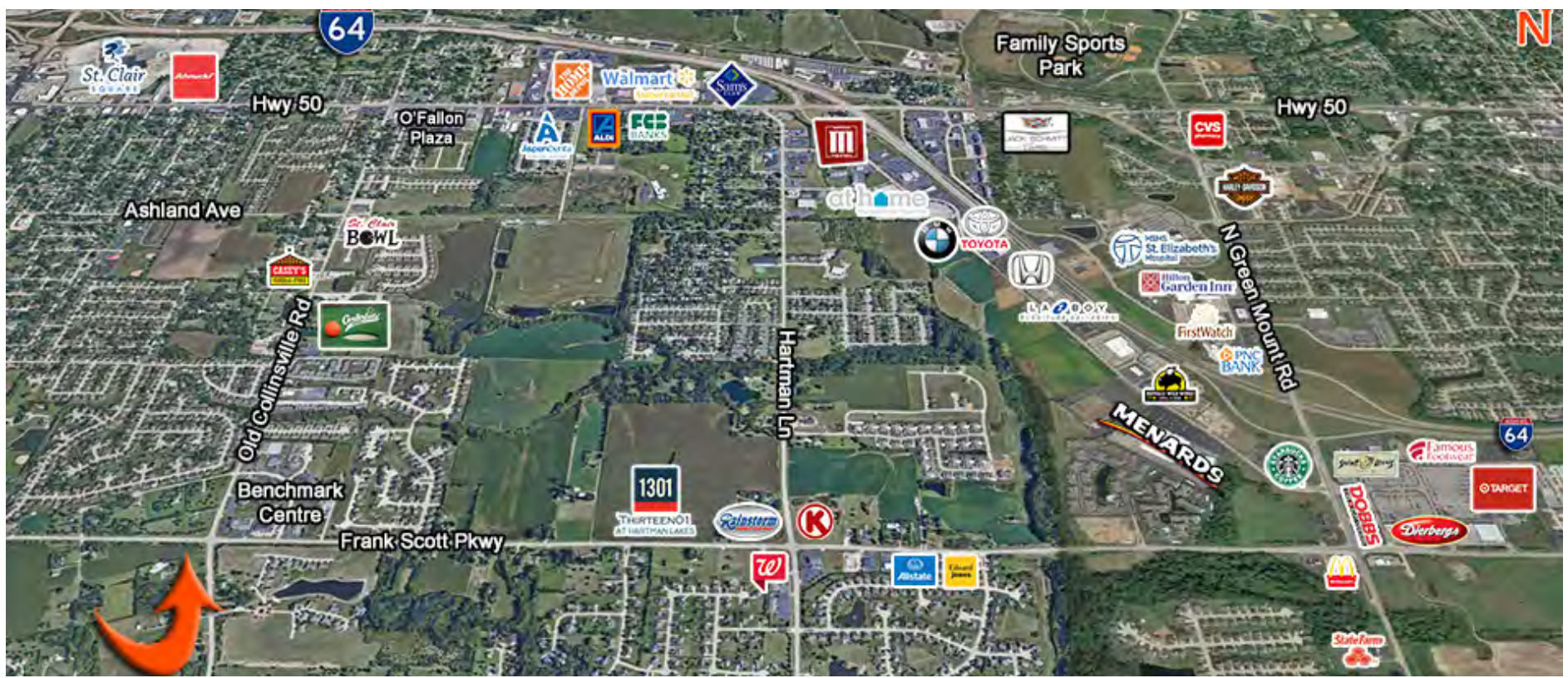
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**  
Broker Associate  
Cell: (618) 407-4240  
tonys@barbermurphy.com





# AREA MAPS





## LOCATION OVERVIEW

Frank Scott Parkway & Old Collinsville Rd. Swansea, IL 62226

Located 2 miles West of North Green Mount Rd. and within minutes of O'Fallon/Shiloh's major Office/Retail corridor. Also located in a High Growth area- recent projects include: The New St. Elizabeth's Hospital, Memorial Hospital and the Siteman Cancer Center.

Located 1 Mile West of the Hartman Lane and Frank Scott Pkwy Intersection which has recently seen major growth and development which includes Walgreens, Circle K, The Brand New Thirteen01 Hartman Lakes Modern Apartment Development and the Rainstorm Car Wash.



# LAND PROPERTY SUMMARY

#2891

Frank Scott Parkway & Old Collinsville Rd. Swansea, IL 62226

## SALE INFORMATION:

Sale Price: \$799,000  
Sale Price/Acre: \$323,482  
Sale Price/SF: \$7.43

## LAND MEASUREMENTS:

Acres: 2.47 AC  
Total Acres Available: 2.47 AC  
Min Divisible Available: 2.47 AC  
Frontage: 575 FT  
Depth: IRR  
Subdivide Site: NO

## PROPERTY INFORMATION:

Parcel No: 08-03.0-200-35  
County: St. Clair  
Zoning: Planned Business  
Prior Use: Land  
Traffic Count: 18,400  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$115.60  
Tax Year: 2022  
Topography: Flat

## UTILITY INFORMATION:

Water Provider: IL American Water  
Location: On-Site  
Sewer Provider: Swansea Township  
Location: On-Site  
Gas Provider: Ameren IL  
Location: On-Site  
Electric Provider: Ameren IL  
Location: On-Site  
Telecom Provider: -  
Location: -

## TRANSPORTATION:

Interstate: I-64  
Rail: -  
Barge: -  
Airport: -

## COMMENTS:

2.47 Acre commercial Site zoned Planned Business.  
Intersection of Frank Scott Pkwy & Old Collinsville Rd.  
Signalized light with a curb cut  
All utilities On-Site  
575 FT of Frontage on Frank Scott Parkway  
18,400 ADT on Frank Scott Parkway



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