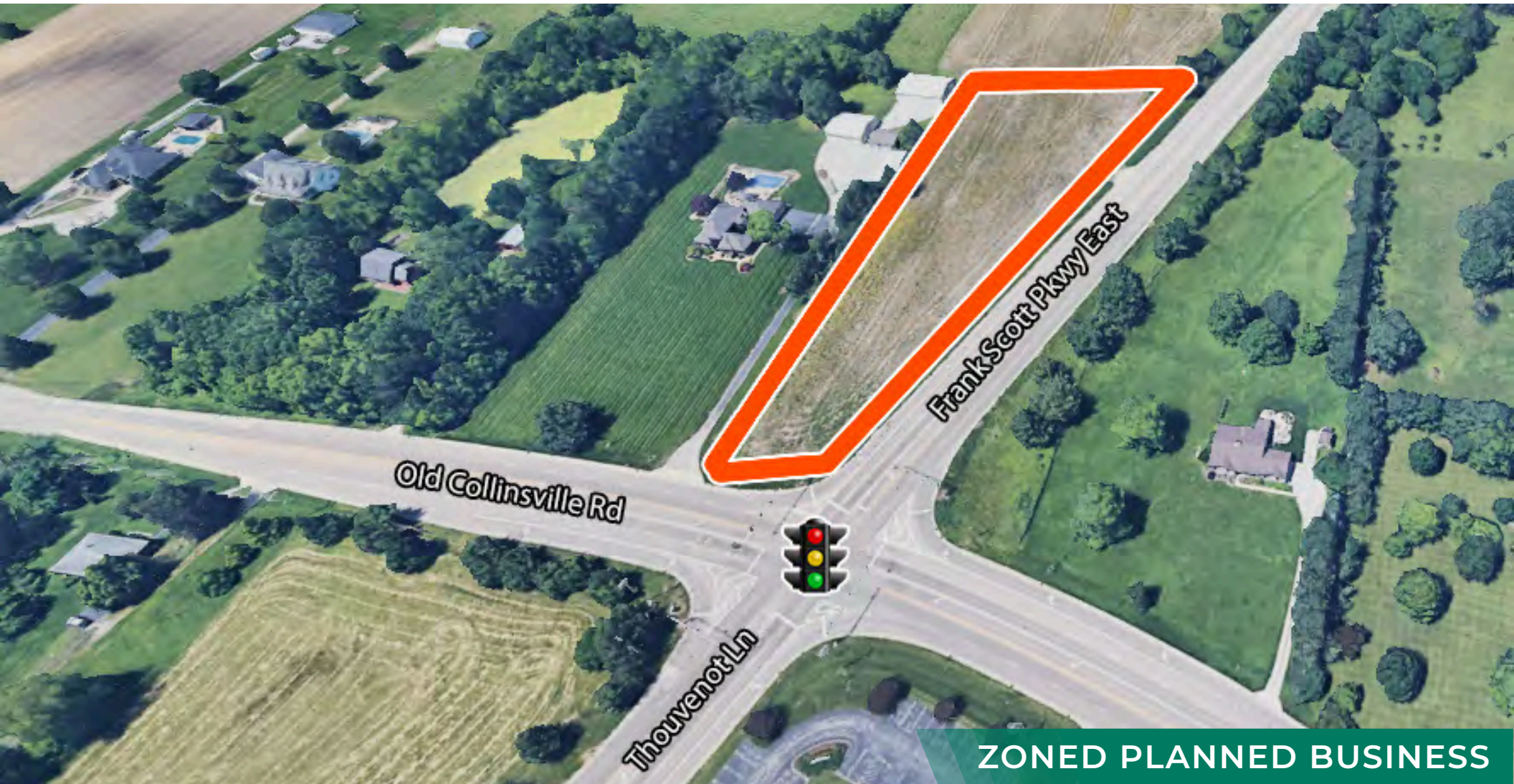


2.47 ACRE COMMERCIAL SITE FOR SALE

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



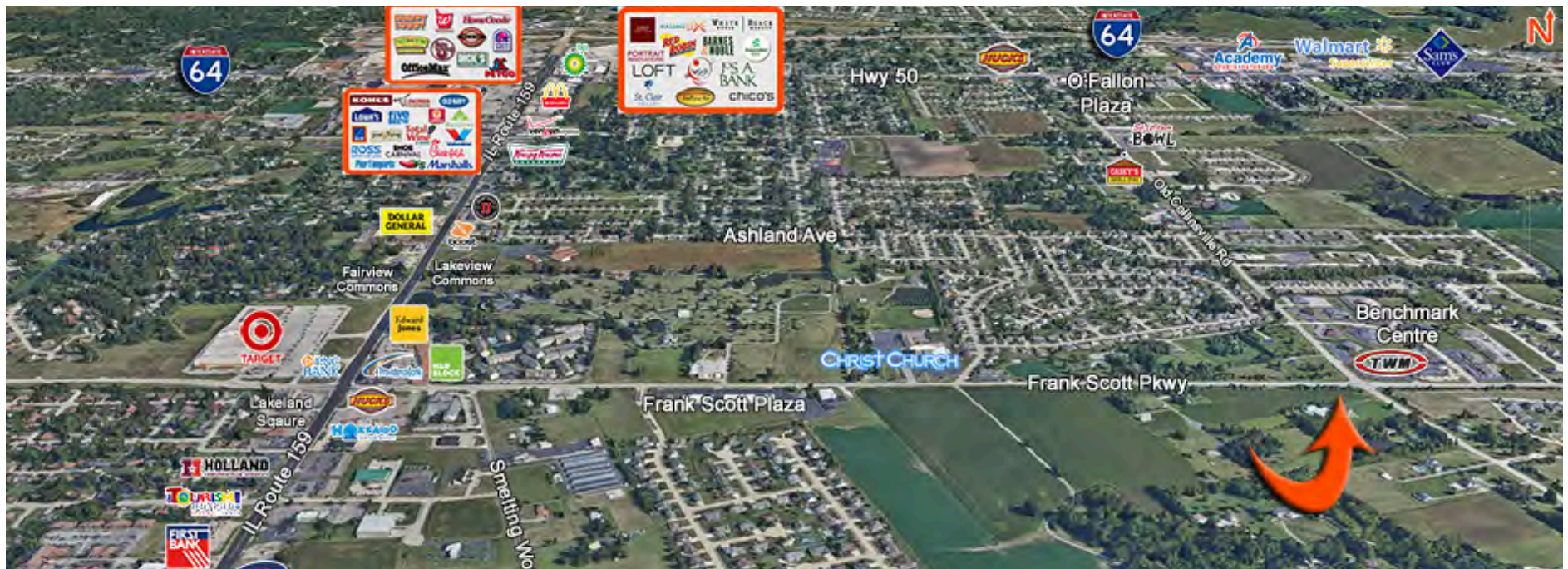
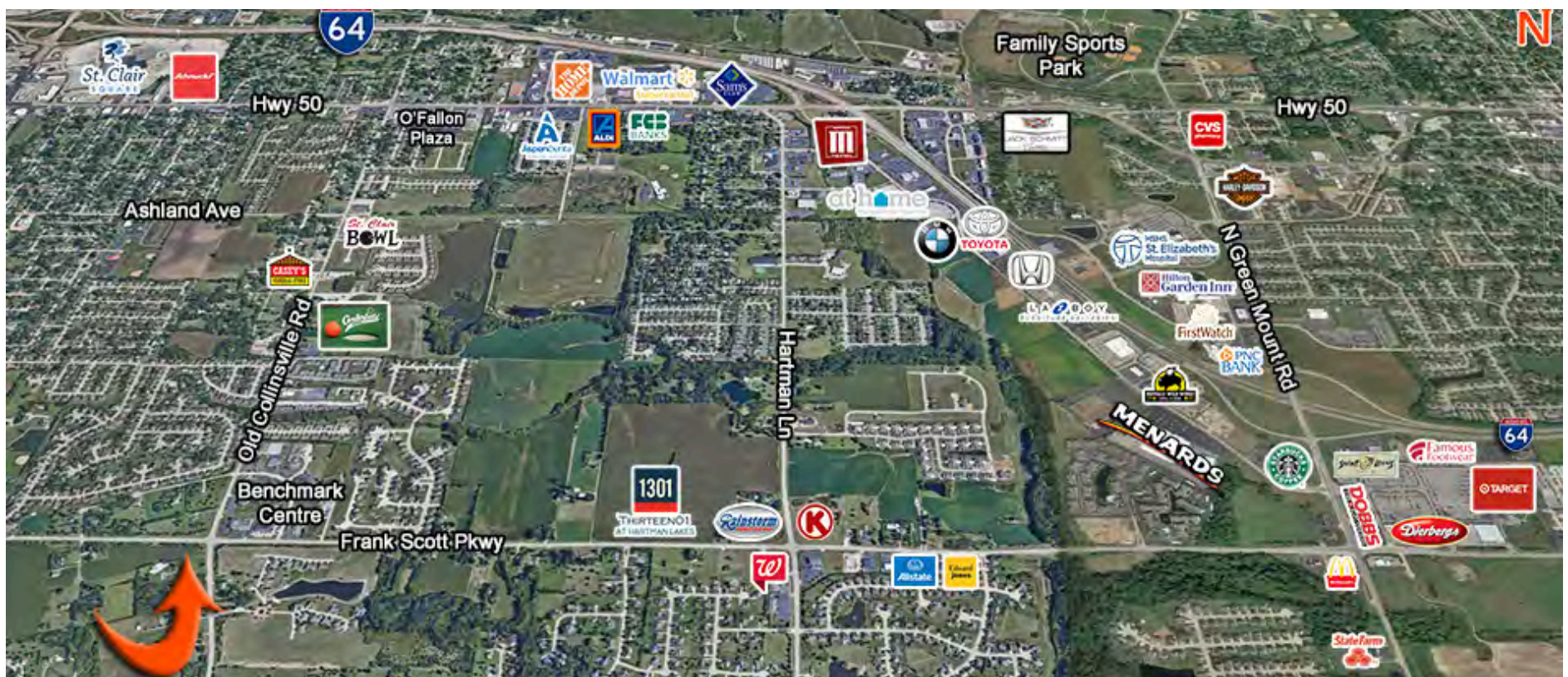
BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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Tony Smallmon
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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

Sale Price: \$699,000
Sale Price/Acre: \$282,996
Sale Price/SF: \$6.50

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

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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