

# LAND FOR SALE

1310 Frank Scott Pkwy West, Belleville, IL 62226



**13.41 ACRE DEVELOPMENT SITE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

1310 Frank Scott Pkwy West, Belleville, IL 62226



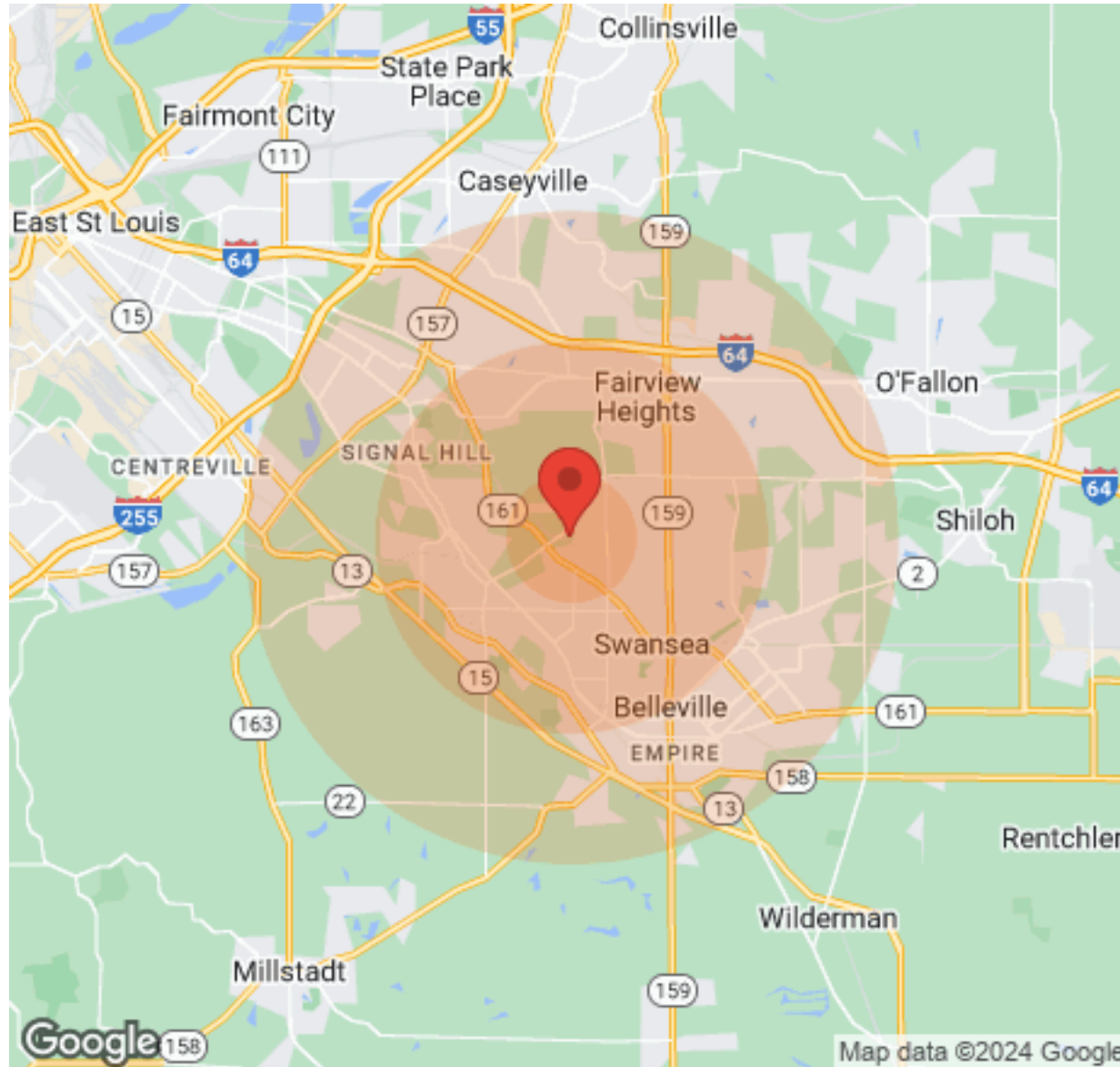
## LOCATION OVERVIEW

The property is located directly across from the Memorial Metrolink Station and 1/4 mile East of IL Rt 161.



# DEMOGRAPHICS

1310 FRANK SCOTT PARKWAY WEST



Population	1 Mile	3 Miles	5 Miles
Male	3,297	25,107	54,870
Female	4,286	28,672	58,974
Total Population	7,583	53,779	113,844

Income	1 Mile	3 Miles	5 Miles
Median	\$46,047	\$52,698	\$51,357
< \$15,000	569	2,711	5,456
\$15,000-\$24,999	659	2,386	5,305
\$25,000-\$34,999	312	2,508	5,217
\$35,000-\$49,999	449	3,190	6,920
\$50,000-\$74,999	674	4,867	10,013
\$75,000-\$99,999	507	3,363	6,183
\$100,000-\$149,999	335	2,647	5,606
\$150,000-\$199,999	119	859	1,623
> \$200,000	22	485	950

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,103	26,068	53,351
Occupied	3,833	23,949	48,619
Owner Occupied	2,219	16,024	32,399
Renter Occupied	1,614	7,925	16,220
Vacant	270	2,119	4,732

# LAND PROPERTY SUMMARY

1310 FRANK SCOTT PARKWAY WEST

**LISTING #** 2935

## LOCATION DETAILS:

**Parcel #:** 08-05.0-302-001  
**County:** IL - St. Clair  
**Zoning:** C-1

## PROPERTY OVERVIEW:

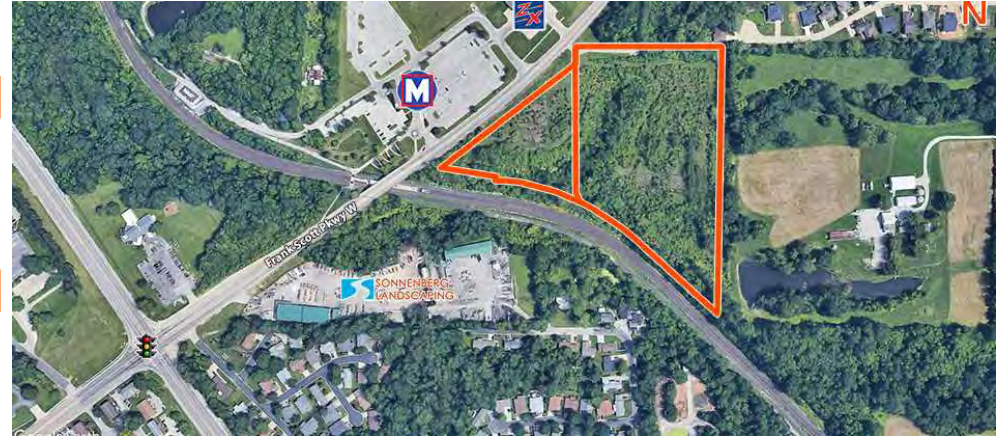
**Lot Size:** 13.41 Acres  
**Min Divisible Acres:** 13.41  
**Max Contig Acres:** 13.41  
**Frontage:** 680  
**Depth:** IRR  
**Land Status:** Vacant  
**Topography:** Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## DEMOGRAPHICS:

**Traffic Count:** 14,200



## SALE INFORMATION:

**Sale Price:** \$335,275  
**Price / Acre:** \$25,002  
**\$/SF (Land):** \$0.57

## UTILITY INFO:

**Water Provider:** IL American  
**Water Location:** Along Frank Scott Parkway  
**Sewer Provider:** City of Belleville  
**Sewer Location:** Along Frank Scott Parkway  
**Gas Provider:** Ameren  
**Gas Location:** onsite  
**Electric Provider:** Ameren  
**Electric Location:** onsite

## PROPERTY DESCRIPTION:

13.41 acres development site For Sale. The property offers approximately 680 ft. of frontage along Frank Scott Parkway West. All utilities are onsite. Ideal site for a multi-family project.

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