

# LAND FOR SALE

481 Frank Scott Pkwy West, Belleville, IL 62223



65+ ACRE DEVELOPMENT SITE

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

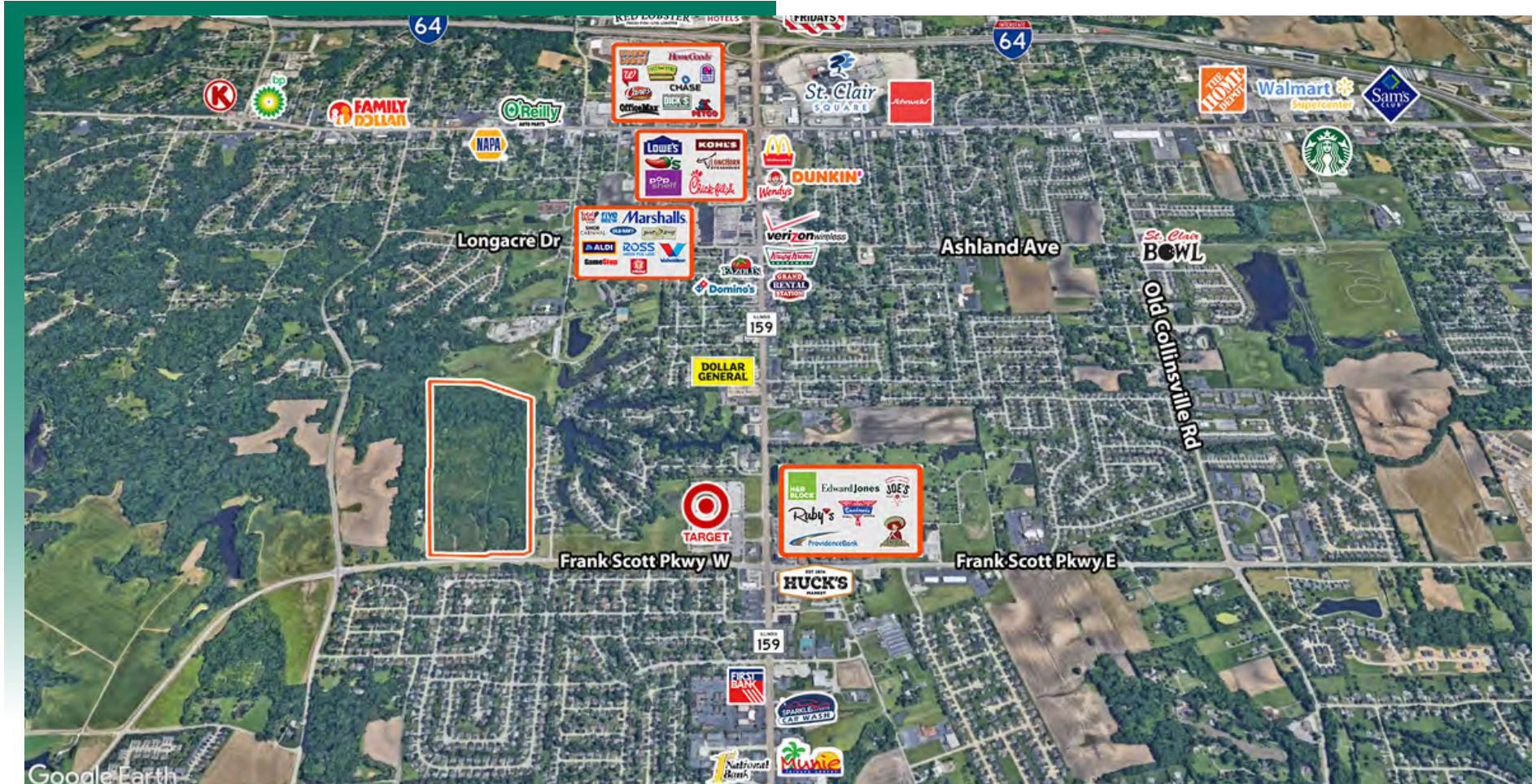
**Tony Smallmon**  
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# AREA MAP

481 Frank Scott Pkwy West, Belleville, IL 62223



## LOCATION OVERVIEW

Located a half of mile from the intersection of Frank Scott parkway and IL Rt 159. Just 2.5 Miles to I-64, Exit 12.

FRONTAGE: 1,200'  
DEPTH: 1,755'

ALL UTILITIES AVAILABLE

I-64

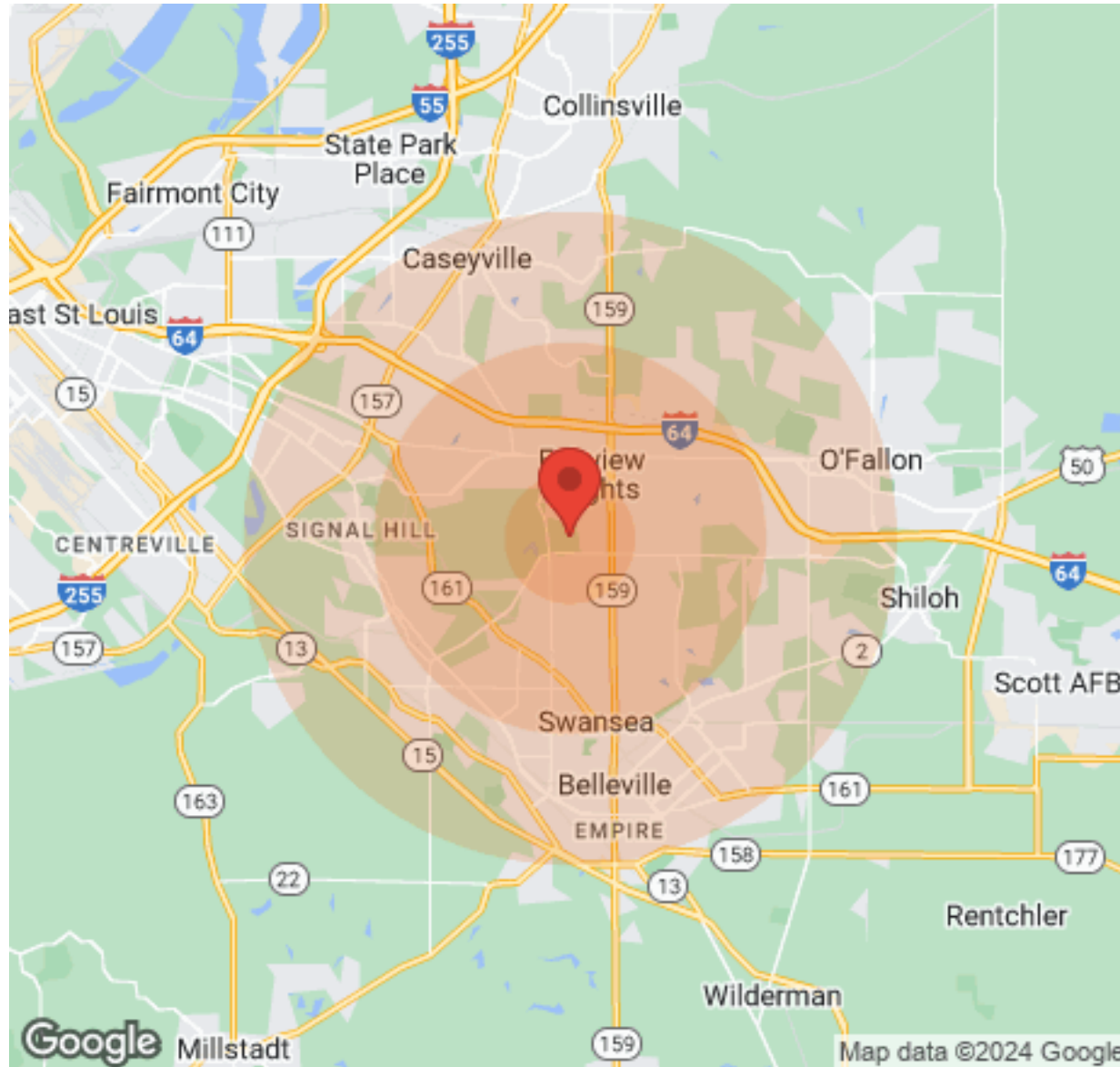
EXIT 12





# DEMOGRAPHICS

481 FRANK SCOTT PARKWAY WEST



Population	1 Mile	3 Miles	5 Miles
Male	2,560	21,389	61,252
Female	2,755	24,379	65,573
Total Population	5,315	45,768	126,825

Income	1 Mile	3 Miles	5 Miles
Median	\$80,024	\$53,612	\$51,783
< \$15,000	124	2,220	5,745
\$15,000-\$24,999	N/A	1,859	5,588
\$25,000-\$34,999	123	2,146	5,669
\$35,000-\$49,999	272	2,559	7,410
\$50,000-\$74,999	760	4,318	10,749
\$75,000-\$99,999	531	2,869	6,675
\$100,000-\$149,999	378	2,503	6,915
\$150,000-\$199,999	148	742	2,078
> \$200,000	38	512	1,153

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,484	21,805	58,626
Occupied	2,283	20,294	53,491
Owner Occupied	1,159	13,720	35,785
Renter Occupied	1,124	6,574	17,706
Vacant	201	1,511	5,135

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# LAND PROPERTY SUMMARY

481 FRANK SCOTT PARKWAY WEST

**LISTING #** 747

## LOCATION DETAILS:

**Parcel #:** 03-33.0-300-013  
**County:** IL - St. Clair  
**Zoning:** Agriculture - St Clair County

## PROPERTY OVERVIEW:

**Lot Size:** 65.52 Acres  
**Min Divisible Acres:** 5  
**Max Contig Acres:** 65.52  
**Frontage:** 1200  
**Depth:** 1755  
**Land Status:** Vacant  
**Topography:** Flat to Slightly Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

**Interstate Access:** I-64  
**Airport Access:** No

## DEMOGRAPHICS:

**Traffic Count:** 12900



## SALE INFORMATION:

**Sale Price:** \$1,179,360  
**Price / Acre:** \$18,000  
**\$/SF (Land):** \$0.41

## UTILITY INFO:

**Water Provider:** IL American  
**Water Location:** Along Frank Scott Parkway  
**Sewer Provider:** Caseyville Township  
**Sewer Location:** Along Frank Scott Parkway  
**Gas Provider:** Ameren IL  
**Gas Location:** Along Frank Scott Parkway  
**Electric Provider:** Ameren IL  
**Electric Location:** Along Frank Scott Parkway

## PROPERTY DESCRIPTION:

Description: 65.52 Acre Development Site Available for sale with 1,200 FT Frontage on Frank Scott Parkway West. Averages 12,900 vehicles of daily traffic. Seller Will Divide.

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