

24+ ACRES FOR SALE

1124 Comwest Pkwy, Belleville, IL 62223



TWO DEVELOPMENT SITES

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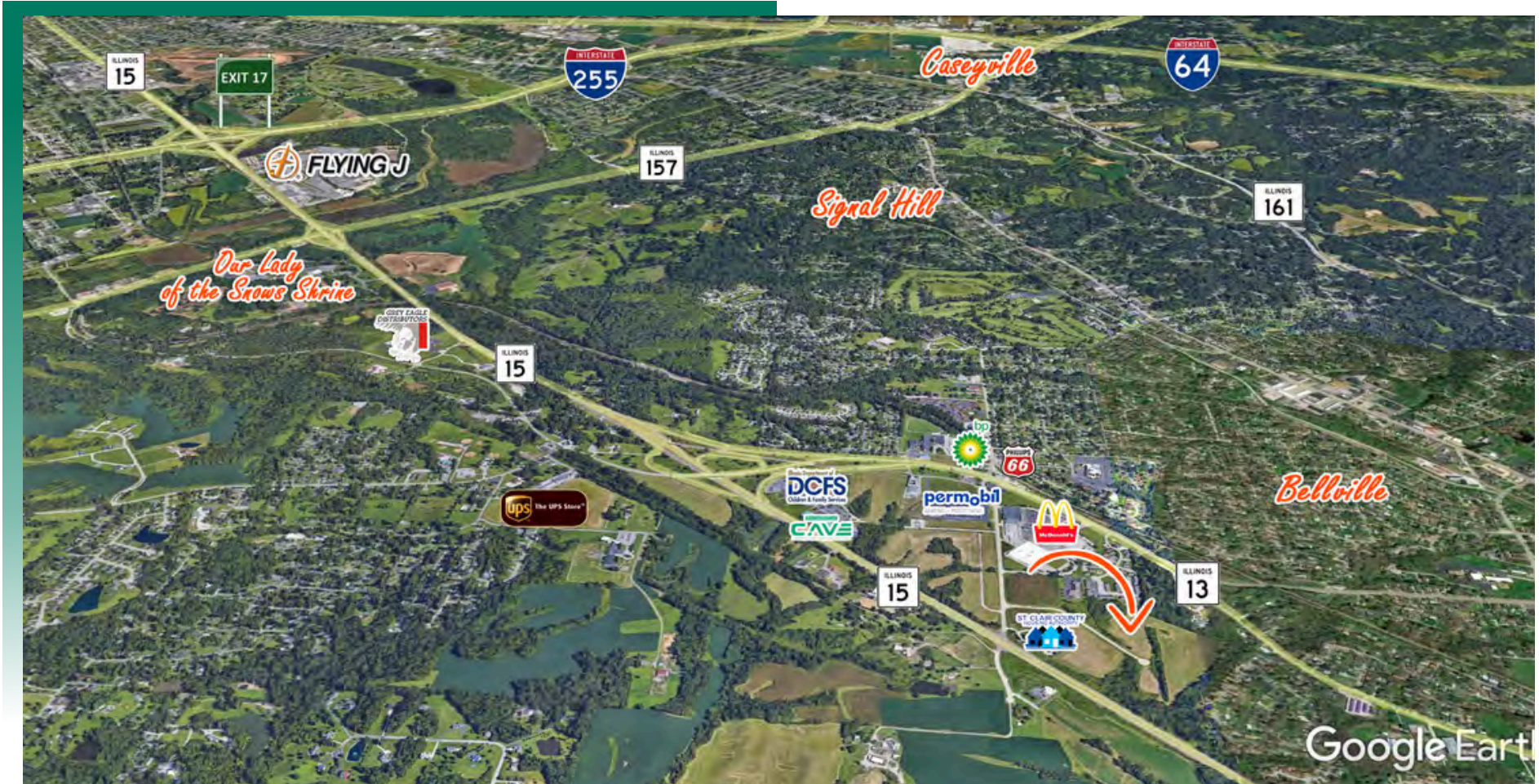
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

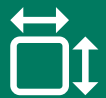



AREA MAP

1124 Comwest Pkwy, Belleville, IL 62223



LOCATION OVERVIEW

Located on the north side of Route 15 only 4 miles from I-255 and less than 10 miles from Downtown St. Louis.

| | |
|---|--|
|  Frontage: 828' |  I-255 |
|  22,000 ADT |  Exit 17 |

PROPERTY PHOTOS

1124 Comwest Pkwy., Belleville, IL 62223



LAND PROPERTY SUMMARY

1124 COMWEST PARKWAY

LISTING # 2961

LOCATION DETAILS:

Parcel #: 07-13.0-101-056 & 07-13.0-108-007
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Lot Size: 24.29 Acres
Min Divisible Acres: 10.69
Max Contig Acres: 24.29
Frontage: 828
Depth: Irr
Land Status: Vacant
Topography: Flat/Gentle Roll
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: Fronts Route 15

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 22,000 Route 15
Taxes: \$3,021.44
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$1,762,000
Price / Acre: \$72,540
\$/SF (Land): \$1.67

UTILITY INFO:

Water Provider: Illinois American
Water Location: Available
Sewer Provider: City of Belleville
Sewer Location: Available
Gas Provider: Ameren
Gas Location: Available
Electric Provider: Ameren
Electric Location: Available

PROPERTY DESCRIPTION:

2 separate tracts, 10.69 acres and 13.60 acres available. All utilities available to site. Route 15 visibility.