

# 24+ ACRES FOR SALE

1124 Comwest Pkwy, Belleville, IL 62223



**TWO DEVELOPMENT SITES**

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

**Matt Barriger**  
Broker Associate  
Office: (618) 277-4400 (Ext. 17)  
Cell: (618) 973-5507  
mattb@barbermurphy.com

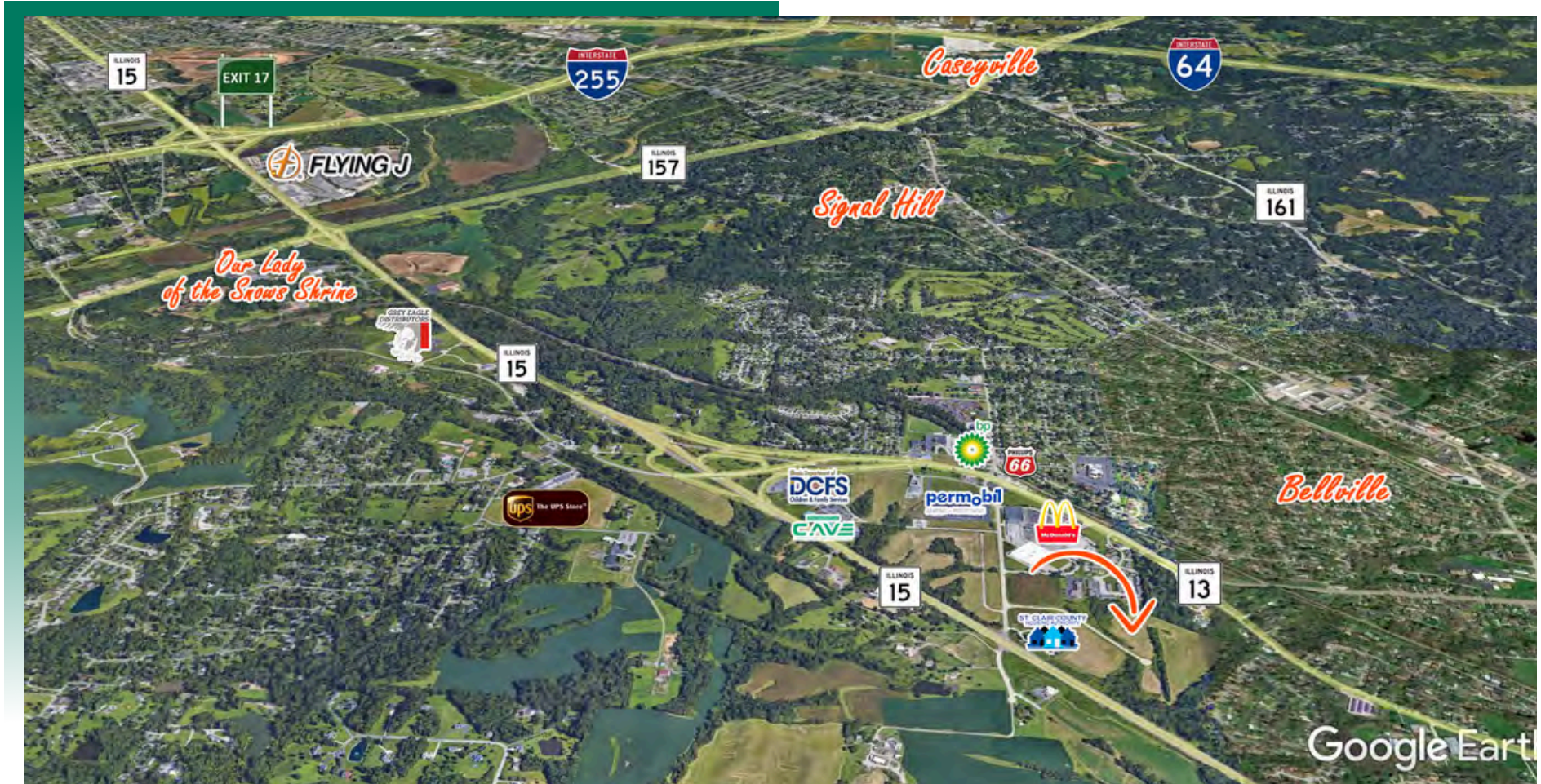
**Mike Durbin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 39)  
Cell: (618) 960-8675  
miked@barbermurphy.com



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.

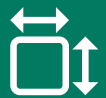



# AREA MAP

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:** \$1,700,300  
**Price / Acre:** \$70,000  
**\$/SF (Land):** \$1.61

## 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.