

# LAND FOR SALE

6401 West Main Street, Belleville, IL 62223



**0.81 ACRE DEVELOPMENT SITE**

**BARBERMURPHY**

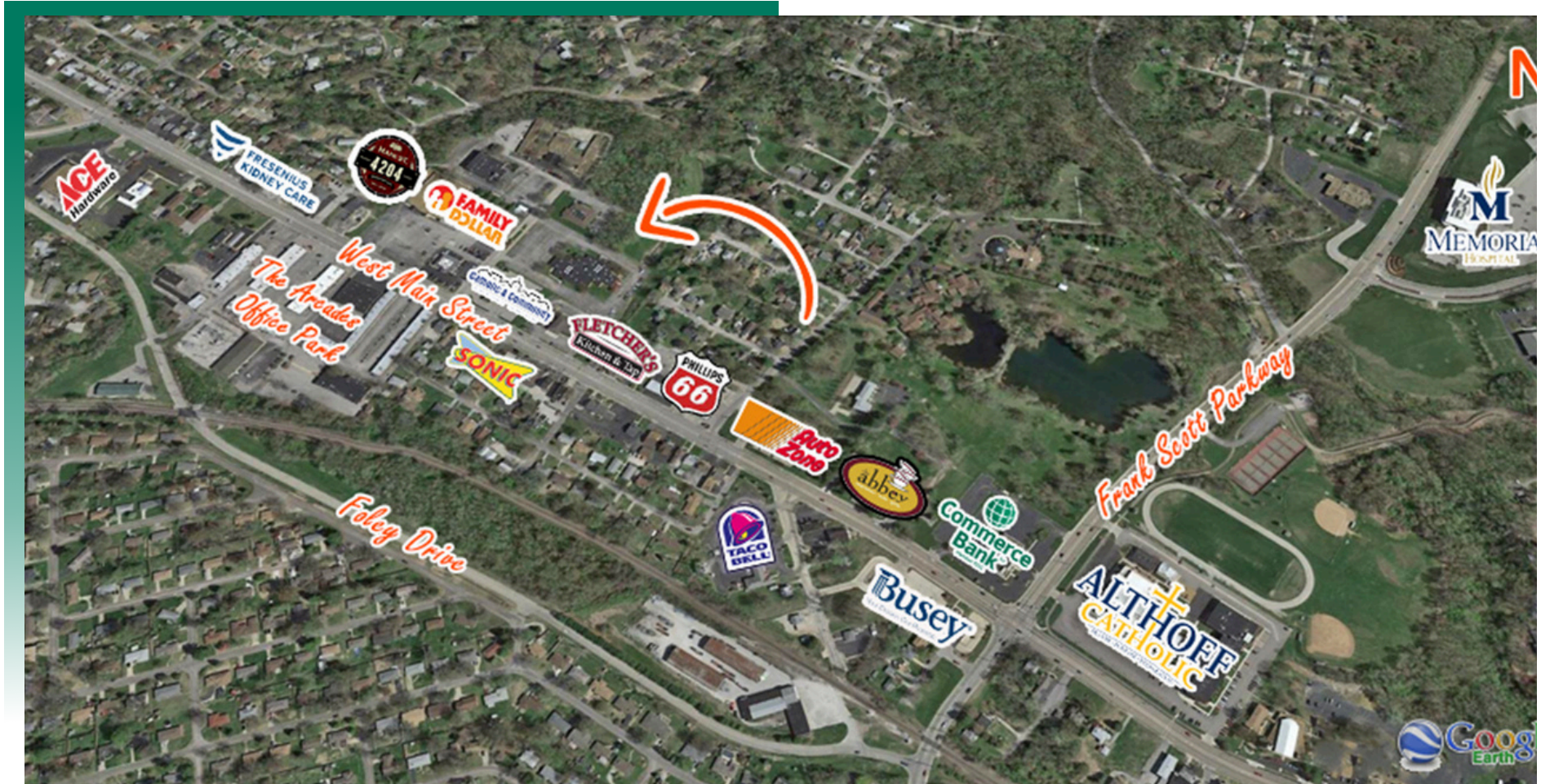
COMMERCIAL REAL ESTATE SOLUTIONS  
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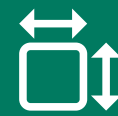
# AREA MAP

6401 West Main Street, Belleville, IL 62223



## LOCATION OVERVIEW

Located right off of West Main St. in Belleville in an office/retail corridor. West Main St. has traffic counts of over 13,000 cars per day, making this site desirable for development.



FRONTAGE : 181'  
DEPTH: 193'



C-2 HEAVY  
COMMERCIAL



TIF DISTRICT



FLAT  
TOPOGRAPHY

# LAND PROPERTY SUMMARY

6401 WEST MAIN STREET, BELLEVILLE, IL 62223

**LISTING #** 3045

## LOCATION DETAILS:

**Parcel #:** 07-12.0-213-018  
**County:** IL - St. Clair  
**Zoning:** C-2 Heavy Commercial

## PROPERTY OVERVIEW:

**Lot Size:** 0.81 Acres  
**Min Divisible Acres:** 0.81  
**Max Contig Acres:** 0.81  
**Frontage:** 181'  
**Depth:** 193'  
**Land Status:** Available  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

**Interstate Access:** -  
**Airport Access:** -

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 13,400  
**Taxes:** \$57.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$115,000  
**Price / Acre:** -  
**\$/SF (Land):** -

## UTILITY INFO:

**Water Provider:** Unknown  
**Water Location:** -  
**Sewer Provider:** Unknown  
**Sewer Location:** -  
**Gas Provider:** Unknown  
**Gas Location:** -  
**Electric Provider:** Unknown  
**Electric Location:** -

## PROPERTY DESCRIPTION:

0.81 acre lot ready to be developed in an office/retail corridor in Belleville. It is unknown if any utilities are already ran to the site.



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