

# FRANK SCOTT PKWY DEVELOPMENT

Frank Scott Pkwy, Belleville, IL 62223

- 30 Acre Mixed-Use Development
- Modern Flex Space
- Commercial Opportunity
- Indoor Sports/ Event Center



[Development Website Details](#)



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

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



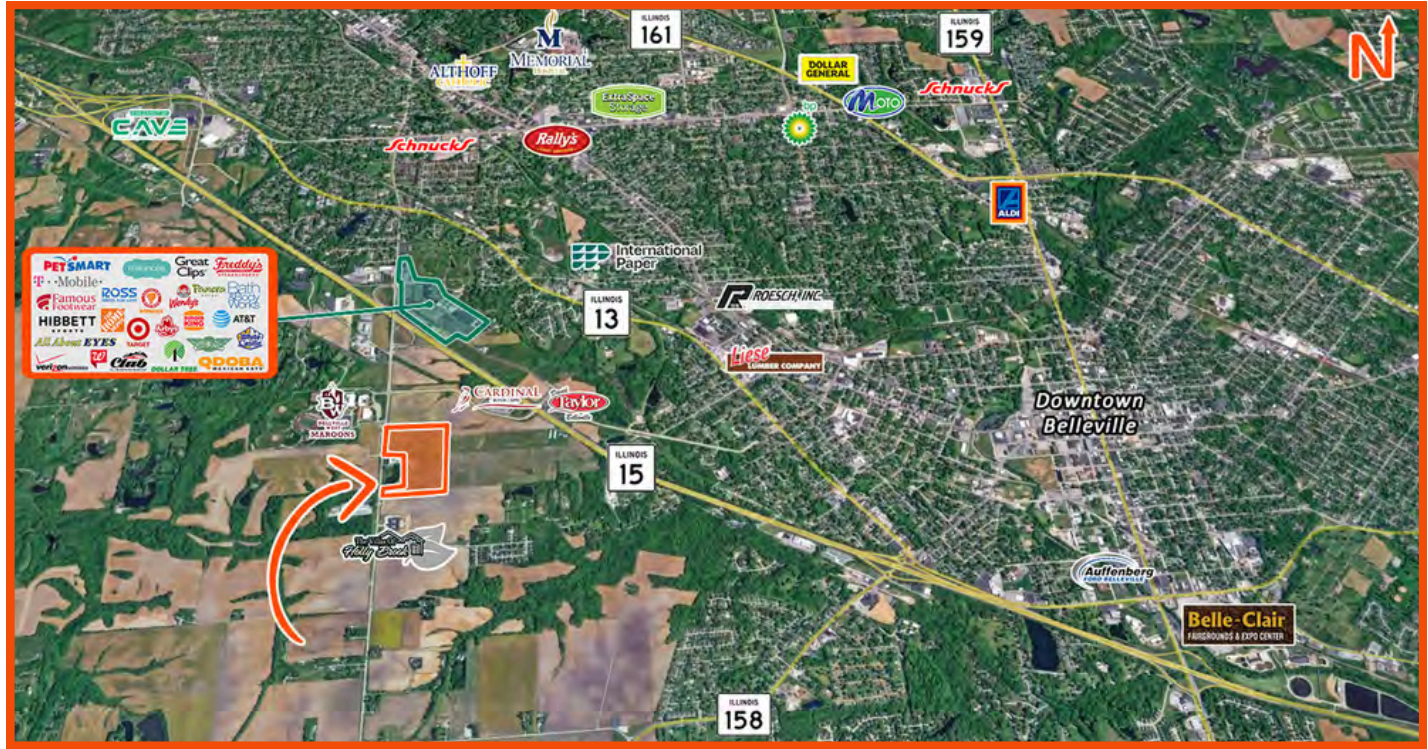
+/- 4 Acre Outlot  
Available for Sale



# AREA MAP



Frank Scott Pkwy, Belleville, IL 62223



## STRATEGICALLY LOCATED IN A GROWING METRO EAST CORRIDOR

Adjacent to Belleville West High School

¼ mile to IL-15

15 Minutes to Downtown St. Louis

Close to Scott Air Force Base

5.5 miles to I-255

Heart of the Metro East Economic Corridor

# FLEX BUILDINGS - EXTERIOR RENDERINGS

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## OVERVIEW

Mixed-use development featuring eight 12,000 SF flex buildings with suites ranging from 1,500 SF to 12,000 SF. Custom buildings larger than 12,000 SF considered on a case-by-case basis



## MODERN FLEX/INDUSTRIAL DESIGN

High-Image  
Architecture

Glass Storefront

Designed for  
Visibility +  
Function

Modern Materials

Storefront +  
Overhead Doors



# FLEX BUILDINGS - INTERIOR RENDERINGS

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## FLEXIBLE INTERIOR ENVIRONMENTS



Open Layouts

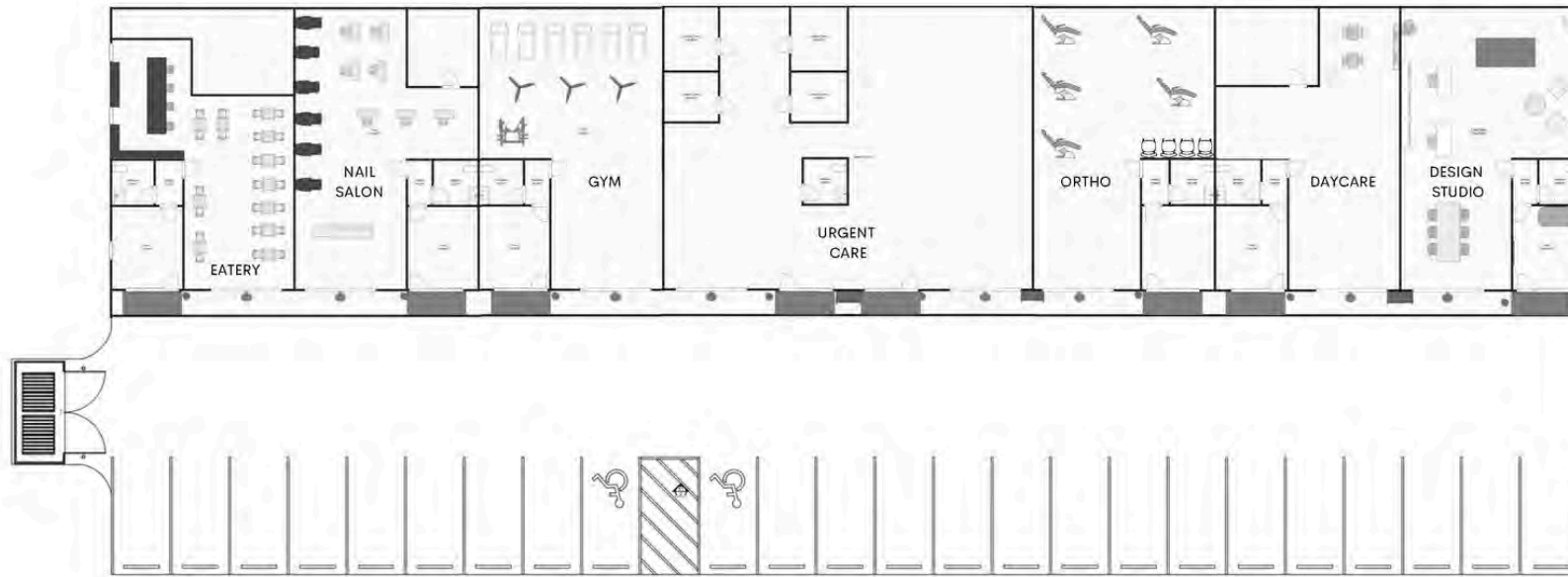
Customizable Tenant Finishes

High Ceilings



# FLEX BUILDINGS - FLOORPLANS

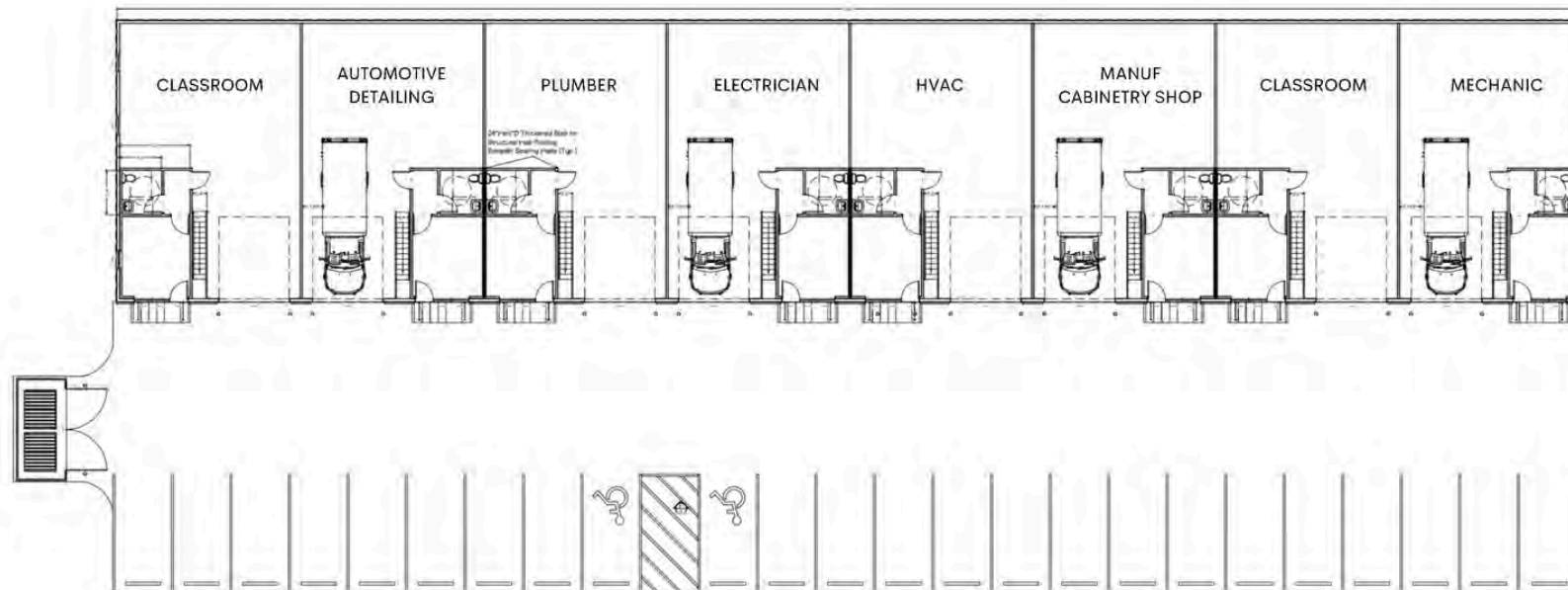
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## POTENTIAL OFFICE/RETAIL USES

- Eatery
- Nail salon
- Gym
- Urgent care
- Daycare

## FLEXIBLE CONFIGURATIONS



## POTENTIAL INDUSTRIAL USES

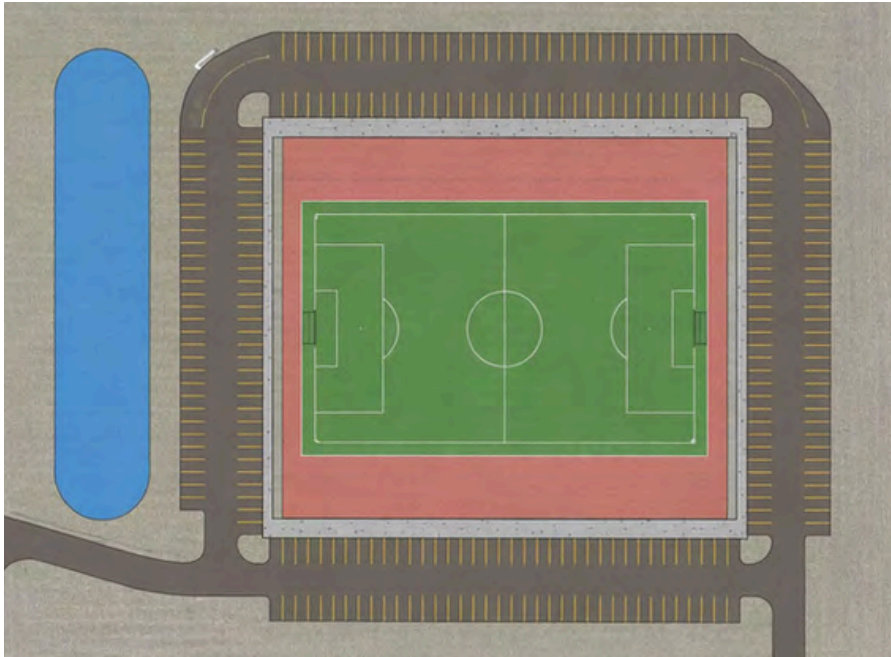
- HVAC
- Plumbing
- Electrical
- Automotive
- Storage
- Workspace

# INDOOR EVENT CENTER

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*A REGIONAL DESTINATION FOR SPORTS, EVENTS, & COMMUNITY ENGAGEMENT*



## OVERVIEW

The development features a large indoor athletic and event center, serving as a regional destination for sports, conventions, and community events.

The facility is designed to drive consistent traffic and support surrounding retail and service users.

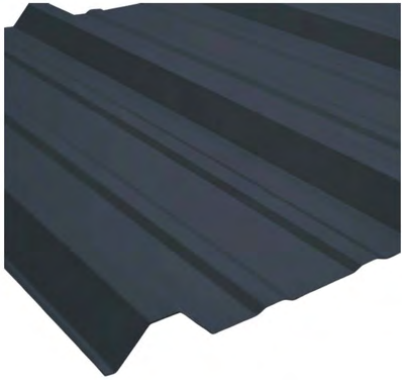


## KEY FEATURES:

- Multi-purpose indoor facility
- Accommodates:
  - Regional sports tournaments
  - Corporate events & conventions
  - Community gatherings & exhibitions
- Flexible event spaces starting at 600 SF+
- Scalable layouts to host events of all sizes



## MODERN ARCHITECTURAL IDENTITY



*Charcoal Aluminum Cladding*

CLEAN • DURABLE • CONTEMPORARY



*Metal Black Awning + Roof*

BOLD • DEFINED • MODERN



*Aluminum Wood Plank Exterior Cladding*

WARM • NATURAL • INVITING

*Glass Storefronts*

BRIGHT • VISIBLE • ENGAGING

A refined material palette designed to create a high-image, modern development that attracts quality tenants and elevates the overall project.



# Positioned for Growth. Designed for Opportunity.

**Contact Information:** Matt Barriger



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