

# 2.82 +/- ACRE DEVELOPMENT SITE

156 Frank Scott Pkwy East, Swansea, IL 62226



**SALE PRICE: \$600,000**

**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



# AREA MAP

156 Frank Scott Pkwy East, Swansea, IL 62226



## LOCATION OVERVIEW

The site is located one block East of the intersection of Frank Scott Parkway and Route 159 in Swansea.

# LAND PROPERTY SUMMARY

156 FRANK SCOTT PARKWAY EAST

**LISTING #** 1872

## LOCATION DETAILS:

**Parcel #:** 08-03.0-100-023  
**County:** IL - St. Clair  
**Zoning:** HB - Highway Business - Village of Swansea

## PROPERTY OVERVIEW:

**Lot Size:** 2.82 Acres  
**Min Divisible Acres:** 2.82  
**Max Contig Acres:** 2.82  
**Frontage:** 170  
**Depth:** Varies up to 577.53  
**Topography:** Flat  
**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

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 17,400  
**Taxes:** \$1,145.00  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$600,000  
**Price / Acre:** \$212,766  
**\$/SF (Land):** \$4.88

## UTILITY INFO:

**Water Provider:** Illinois American Water  
**Water Location:** On Site  
**Sewer Provider:** Village of Swansea  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

2.82+/- acre development site. Corner location with 170' of frontage on Frank Scott Pkwy East. All utilities to site. Additional Acreage Available.



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C: (618) 973-5507  
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