

2.82+/- Acre Development Site

156 Frank Scott Pkwy East
Swansea, IL 62226



Sale Price: \$600,000

- Corner Lot on Frank Scott Pkwy East with 170' of Frontage
- 17,400 ADT
- 1 Block East of IL Route 159
- All Utilities on Site
- Additional Acreage Available

BARBERMURPHY

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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.



156 Frank Scott Pkwy East 2.82 +/- Acre Development Site



Listing No: 1872

Land

Land

156 Frank Scott Parkway East
Swansea, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$600,000
Sale Price/Acre: \$212,766
Sale Price/SF: \$4.88

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.82+/- Acres located one block East of the intersection of Frank Scott Parkway and Route 159 in Swansea. All utilities to site. Corner location with 170' of frontage on Frank Scott Pkwy East.

Total Acres Available: 2.82
Min Divisible Acres: 2.82

LAND MEASUREMENTS:

Acres: 2.82
Frontage: 170 FT
Depth: Varies up to 577.53 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: No
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:

Parcel No: 08-03.0-100-023
County: St. Clair
Zoning: HB - Highway Business
Zoning By: Village of Swansea
Complex:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$938.22
Tax Year: 2016
Traffic Count: 17,400
Topography: Flat

UTILITY INFORMATION

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

Listing Broker(s)

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