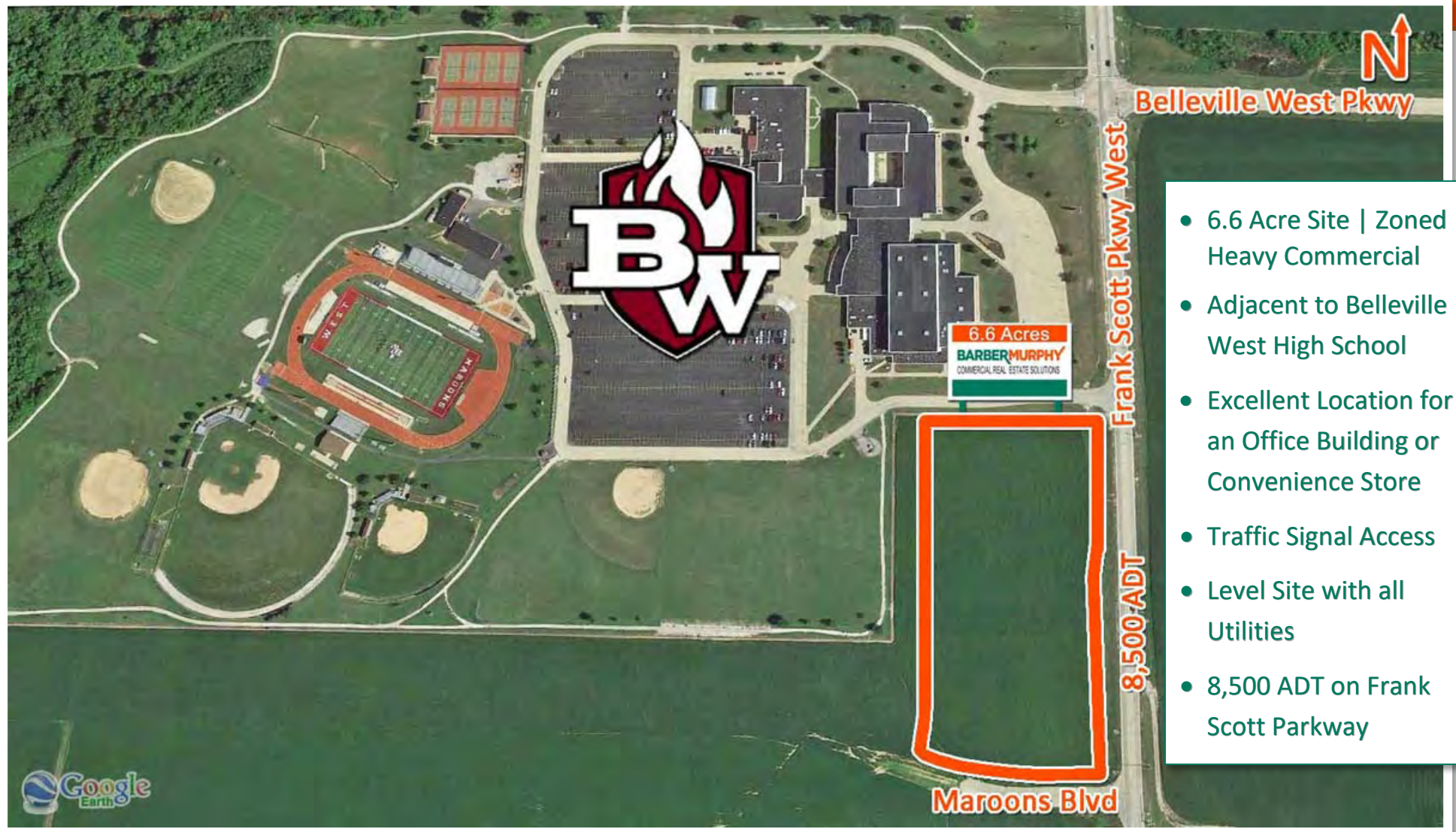


6.6 Acre Commercial Development Opportunity

5915 Maroons Blvd., Belleville, IL 62223



- 6.6 Acre Site | Zoned Heavy Commercial
- Adjacent to Belleville West High School
- Excellent Location for an Office Building or Convenience Store
- Traffic Signal Access
- Level Site with all Utilities
- 8,500 ADT on Frank Scott Parkway

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Terry Johnson
C: 618.977.8367

TerryJ@barbermurphy.com

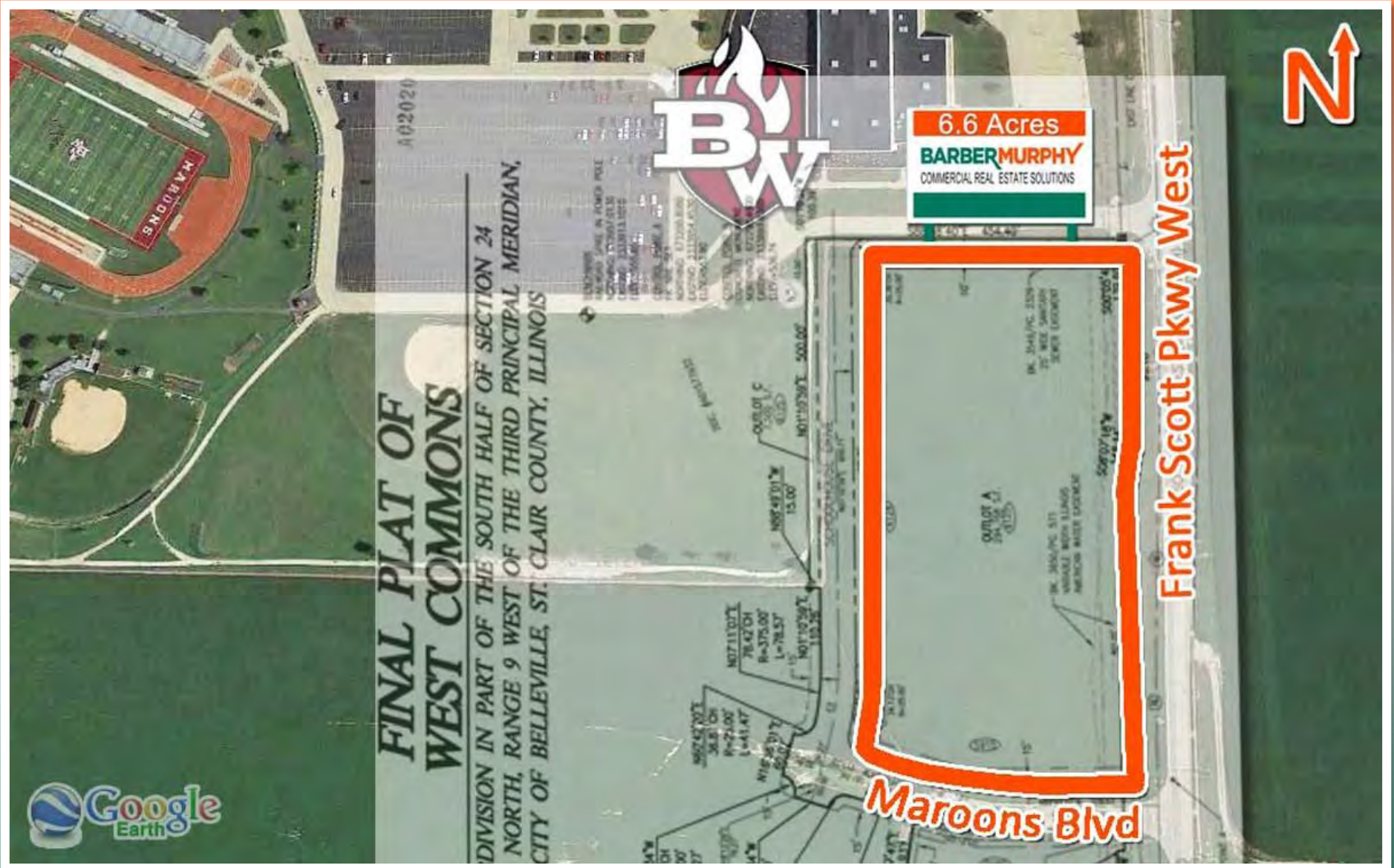
Mike Durbin
C: 618.960.8675

MikeD@barbermurphy.com

Sale Price: \$3.00/SF (\$862,488)



Plat Overlay for West Commons



BARBERMURPHY

Listing No: 1927.1

Total Acres Available: 6.60
Min Divisible Acres: 1.00

Land

5915 Maroons Blvd
Belleville, IL 62223

LAND MEASUREMENTS:

Acres: 6.60
Frontage: 784 FT
Depth: 373 FT
Subdivide Site: Yes

SALE INFORMATION:

For Sale: Yes
Sale Price: \$862,488
Sale Price/Acre:
Sale Price/SF: \$3.00

TRANSPORTATION :

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 07-24.0-400-009
County: St. Clair
Zoning: C-2 Heavy Commercial
Zoning By: City of Belleville
Complex:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No

Property Tax: \$191.28
Tax Year: 2020
Traffic Count: 8,500
Topography: Flat

Comments

6.6 Acre Lot right off of Frank Scott Parkway and next to Belleville West high School. ZONED C-2 HEAVY COMMERCIAL

UTILITY INFORMATION

| | | | | |
|---------------------------|-------------|-----------------|------------------|---------|
| Water Provider: | IL American | Service: | Location: | On Site |
| Sewer Provider: | Belleville | 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)

Terry Johnson
Office: (618) 277-4400
terryj@barbermurphy.com
Cell: (618) 977-8367

Mike Durbin
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