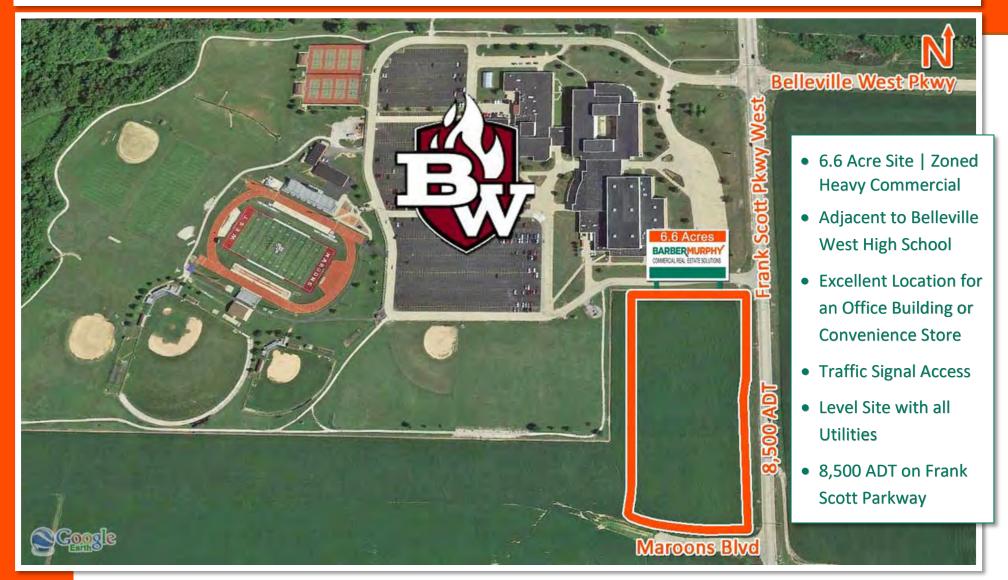
### **6.6 Acre Commercial Development Opportunity**

5915 Maroons Blvd., Belleville, IL 62223



### BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS **Terry Johnson** 1173 Fortune Blvd. Shiloh, IL 62269 C: 618.977.8367 618.277.4400 barbermurphy.com

Mike Durbin

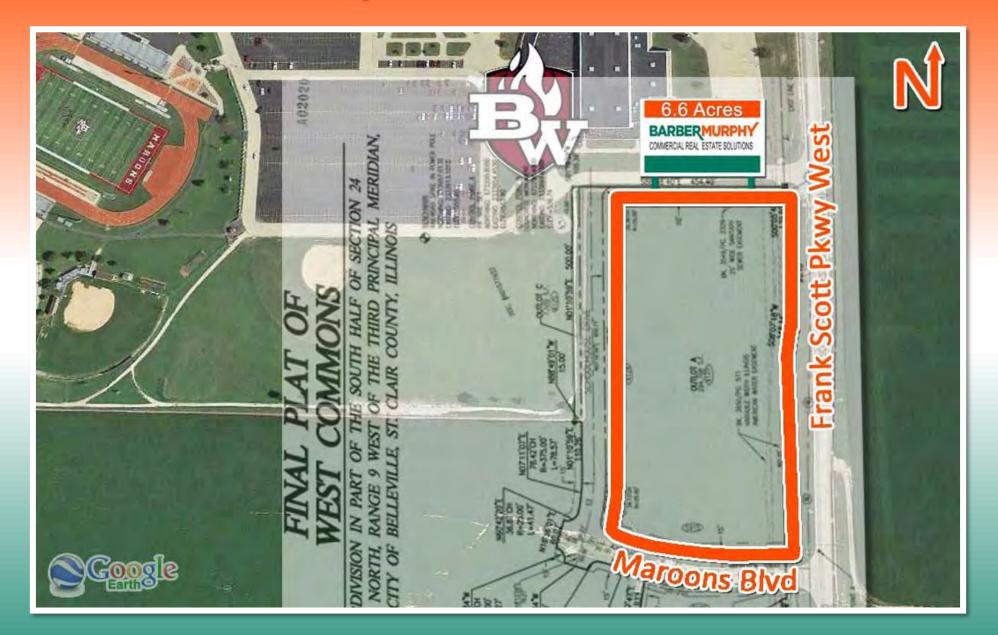
C: 618.960.8675 TerryJ@barbermurphy.com MikeD@barbermurphy.com

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



Information herein is not warranted and subject to change without notice. We assume no liability on items included in guoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchas

# Plat Overlay for West Commons



BARBERMURPHY

## **BARBERMURPHY** COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, Illinois 62269 618.277.4400 barbermurphy.com

Listing No:	1927.1	Total Acres Available: Min Divisible Acres:		
Land		LAND MEASUREMENTS:		
		Acres:		
		Frontage:		
5915 Maroons Blvd		Depth:		
Belleville, IL 62223		Subdivide Site:		
SALE INFORMATION:		TRANSPORTATION :		
For Sale:	Yes	Interstate:		
Sale Price:	\$862,488	Rail:		
Sale Price/Acre:		Barge:		

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

\$3.00

#### **Comments**

Sale Price/SF:

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

Min Divisible Acres:	1.00
LAND MEASUREMENTS:	
Acres:	6.60
Frontage:	784 FT
Depth:	373 FT
Subdivide Site:	Yes
RANSPORTATION :	
nterstate:	I-255
ail:	N/A
Sarge:	N/A
\irport:	N/A

6.60



Location:

<b>PROPERTY II</b>	NFORMATION:				
Parcel No:	07-24.0-400-009	TIF:	No	Property Tax:	\$191.28
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2020
Zoning:	C-2 Heavy Commercial	Survey:	No		
Zoning By:	City of Belleville	Environmental:	No	Traffic Count:	8,500
Complex:		Archaeological:	No	Topography:	Flat
UTILITY INFC	RMATION				
Water Provider:	IL American	Service:		Location:	On Site
Sewer Provider:	Belleville	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provide	r: Ameren IL	Service:		Location:	On Site

#### Listing Broker(s) Terry Johnson Office: (618) 277-4400

**Telecom Provider:** 

terryj@barbermurphy.com

Cell: (618) 977-8367

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675

Service:

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.