

Commercial Development Sites for Sale

South Illinois Street (IL-159), Belleville, IL 62220



BARBERMURPHY

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PROPERTY SUMMARY

- 3.5 Acre Commercial Development Site for Sale; Will Divide
- Situated at the corner of IL Route 159 (S. Illinois St.) and Westhaven School Rd.
- Signalized Corner with 10,300 ADT
- 1.0 Mile from IL-15
- Total of 710' of Frontage

Listing No: 1928.1

Total Acres Available: 3.50
Min Divisible Acres: 1.00

Land

South Illinois Street
 Belleville, IL 62220

LAND MEASUREMENTS:

Acres: 3.50
Frontage: 710 FT
Depth: 212 FT
Subdivide Site: Yes

SALE INFORMATION:

For Sale: Yes
Sale Price: \$530,000
Sale Price/Acre:
Sale Price/SF:

TRANSPORTATION :

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

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

3.5 Acres READY FOR DEVELOPMENT.
 Located on South side of Belleville. Zoned A-1
 Single Family Residence District. Located in
 Lower Richland Creek TIF.

PROPERTY INFORMATION:

Parcel No: 08-34.0-302-026	TIF: Yes	Property Tax: \$105.34
County: St. Clair	Enterprise Zone: No	Tax Year: 2017
Zoning: A-1 SFR District	Survey: No	
Zoning By: Belleville	Environmental: No	Traffic Count: 10,300
Complex:	Archaeological: No	Topography: Flat with some trees

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)

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