Commercial Development Sites for Sale

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



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



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



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Listing No:	1928.1	Total Acres Available: Min Divisible Acres:		
Land		LAND MEASUREMENTS:		
		Acres:		
		Frontage:		
South Illinois Street Belleville, IL 62220	Street Dept	Depth:		
Denevine, IL 02220		Subdivide Site:		
SALE INFORMATION:		TRANSPORTATION :		
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For Sale:	Yes
Sale Price:	\$530,000
Sale Price/Acre:	
Sale Price/SF:	

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.

Min Divisible Acres:	1.00
LAND MEASUREMENTS:	
Acres:	3.50
Frontage:	710 FT
Depth:	212 FT
Subdivide Site:	Yes
TRANSPORTATION :	
Interstate:	I-255
Rail:	N/A
Barge:	N/A
Airport:	N/A

3.50



Parcel No:	08-34.0-302-026	TIF:	Yes	Property Tax:		\$105.3
County:	St. Clair	Enterprise Zone:	No	Tax Year:		201
Zoning:	A-1 SFR District	Survey:	No			
Zoning By:	Belleville	Environmental:	No	Traffic Count:	10,300	
Complex:		Archaeological:	No	Topography:	Flat with some trees	6
UTILITY INFO	ORMATION					
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	er:	Ameren IL	Service:	Location:	On Site	
Telecom Provid	ler:		Service:	Location:		

Listing Broker(s) Terry Johnson

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