

# 5.0 Acre Development Site

Green Mount Rd – Mascoutah Ave  
Belleville, IL 62221



Reduced Sale Price: \$375,000 (\$75,000 per Acre)

- 494' of Frontage on S Green Mount Rd with 20,300 ADT
- Located near SWIC, Silver Creek Saloon, and SAFB
- Ideal location for Retail Strip Center
- Utilities At/Near Site

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)

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.







**BARBERMURPHY**





**Listing No:** 1397

**Land**

**Green Mount Road - Mascoutah Ave  
Belleville, IL 62221**

**Total Acres Available:** 5.00

**Min Divisible Acres:** 5.00

**LAND MEASUREMENTS:**

**Acres:** 5.00

**Frontage:** 494 FT

**Depth:** 428 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-255

**Rail:** No

**Barge:** No

**Airport:** MidAmerica St. Louis

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$375,000  
**Sale Price/Acre:** \$75,000  
**Sale Price/SF:** \$1.72

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

5 +/- Acres available on Green Mount Rd and Mascoutah Ave (Hwy 177). Minutes to Scott Air-Force Base, the area's largest employer. 494' of frontage on Green Mount Rd. Near SWIC and Silver Creek Saloon. Ideal for Retail Strip Center.

**PROPERTY INFORMATION:**

**Parcel No:** 08-25.0-200-023  
**County:** St. Clair  
**Zoning:** AG  
**Zoning By:** Belleville  
**Complex:**



<b>TIF:</b>	No	<b>Property Tax:</b>	\$189.94
<b>Enterprise Zone:</b>	No	<b>Tax Year:</b>	2017
<b>Survey:</b>	No	<b>Traffic Count:</b>	20,300
<b>Environmental:</b>	No	<b>Topography:</b>	Flat
<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

<b>Water Provider:</b>	Illinois American Water	<b>Service:</b>	<b>Location:</b>	At or Near Site
<b>Sewer Provider:</b>	Belleville	<b>Service:</b>	<b>Location:</b>	At or Near Site
<b>Gas Provider:</b>	Ameren Illinois	<b>Service:</b>	<b>Location:</b>	At or Near Site
<b>Electric Provider:</b>	Ameren Illinois	<b>Service:</b>	<b>Location:</b>	At or Near Site
<b>Telecom Provider:</b>		<b>Service:</b>	<b>Location:</b>	

**Listing Broker(s)**

Matt Barriger  
 Office: (618) 277-4400  
 mattb@barbermurphy.com  
 Cell: (618) 973-5507