FOR SALE > 1.78+/- ACRE DEVELOPMENT SITE

1941 Frank Scott Pkwy., Belleville, IL 62223





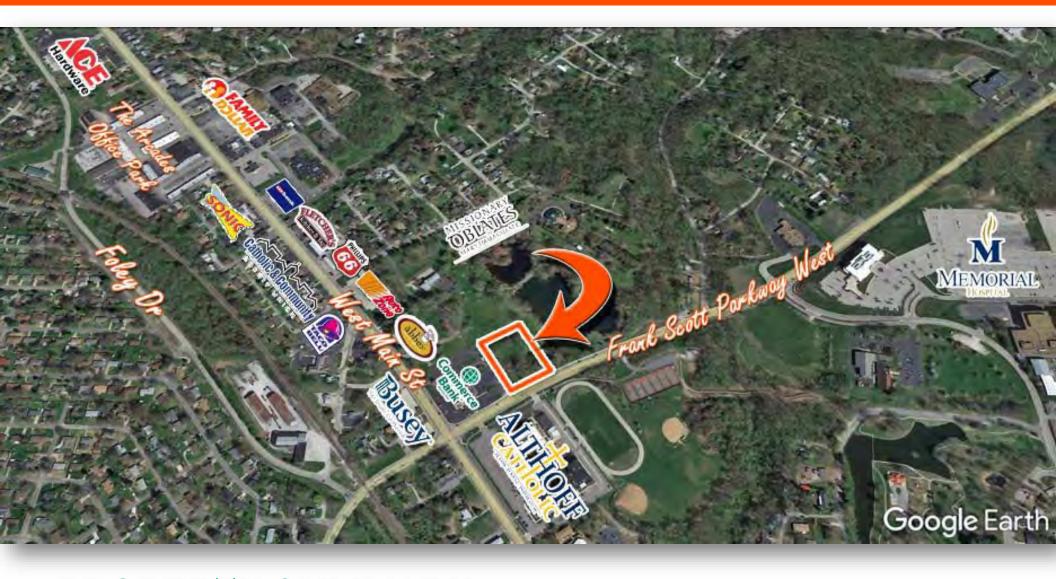
COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Matt Barriger C: 618.973.5507 MattB@barbermurphy.com







AREA MAP



PROPERTY SUMMARY

- 1.78 Acres on Frank Scott Pkwy with 18,900 ADT
- 211' of Frontage
- All Utilities located on site
- Curb cut in place

REDUCED SALE PRICE: \$4.51/SF

BARBERMURPHY



Listing No: 1734.1

Land

1941 Frank Scott Parkway West Belleville, IL 62223

SALE INFORMATION:

For Sale: Yes

Sale Price:

Sale Price/Acre:

Sale Price/SF: \$4.51

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

Comments

1.78+/- AC located on F.S.P.W., half a block from West Main Street. Property situated next door to Commerce Bank, Althoff High School, Busey Bank and The Abbey Coffee House. All utilities on site and curb cut in place.

Total Acres Available: 1.78
Min Divisible Acres: 1.78

LAND MEASUREMENTS:

 Acres:
 1.78

 Frontage:
 211 FT

 Depth:
 376.49 Varies FT

 Subdivide Site:
 No

TRANSPORTATION:

Interstate:NoRail:NoBarge:NoAirport:No



PROPERTY INFORMATION:

 Parcel No:
 08-07.0-106-021
 TIF:
 Yes
 Property Tax:
 \$3,690.00

 County:
 St. Clair
 Enterprise Zone:
 Yes
 Tax Year:
 2021

Zoning: C-3 Commercial Survey: Yes

Zoning By:BellevilleEnvironmental:NoTraffic Count:18,900Complex:N/AArchaeological:NoTopography:Flat

UTILITY INFORMATION

Water Provider: Illinois American Service: Location: On Site Sewer Provider: City of Belleville Service: On Site Location: Gas Provider: Ameren Service: Location: On Site On Site **Electric Provider:** Service: Location: Ameren

Telecom Provider: Service: Location:

Listing Broker(s)

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

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