

# FOR SALE > 1.78+/- ACRE DEVELOPMENT SITE

1941 Frank Scott Pkwy., Belleville, IL 62223



## BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS  
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# 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

**Total Acres Available:** 1.78  
**Min Divisible Acres:** 1.78

**Land**

**LAND MEASUREMENTS:**

**Acres:** 1.78  
**Frontage:** 211 FT  
**Depth:** 376.49 Varies FT  
**Subdivide Site:** No

1941 Frank Scott Parkway West  
Belleville, IL 62223

**TRANSPORTATION :**

**Interstate:** No  
**Rail:** No  
**Barge:** No  
**Airport:** No

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:** \$4.51



**LEASE INFORMATION:**

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

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-07.0-106-021	<b>TIF:</b> Yes	<b>Property Tax:</b> \$3,690.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2021
<b>Zoning:</b> C-3 Commercial	<b>Survey:</b> Yes	
<b>Zoning By:</b> Belleville	<b>Environmental:</b> No	<b>Traffic Count:</b> 18,900
<b>Complex:</b> N/A	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**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.

**UTILITY INFORMATION**

<b>Water Provider:</b> Illinois American	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> City of Belleville	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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