

1.78 +/- ACRE DEVELOPMENT SITE

1941 Frank Scott Pkwy., Belleville, IL 62223



BARBERMURPHY

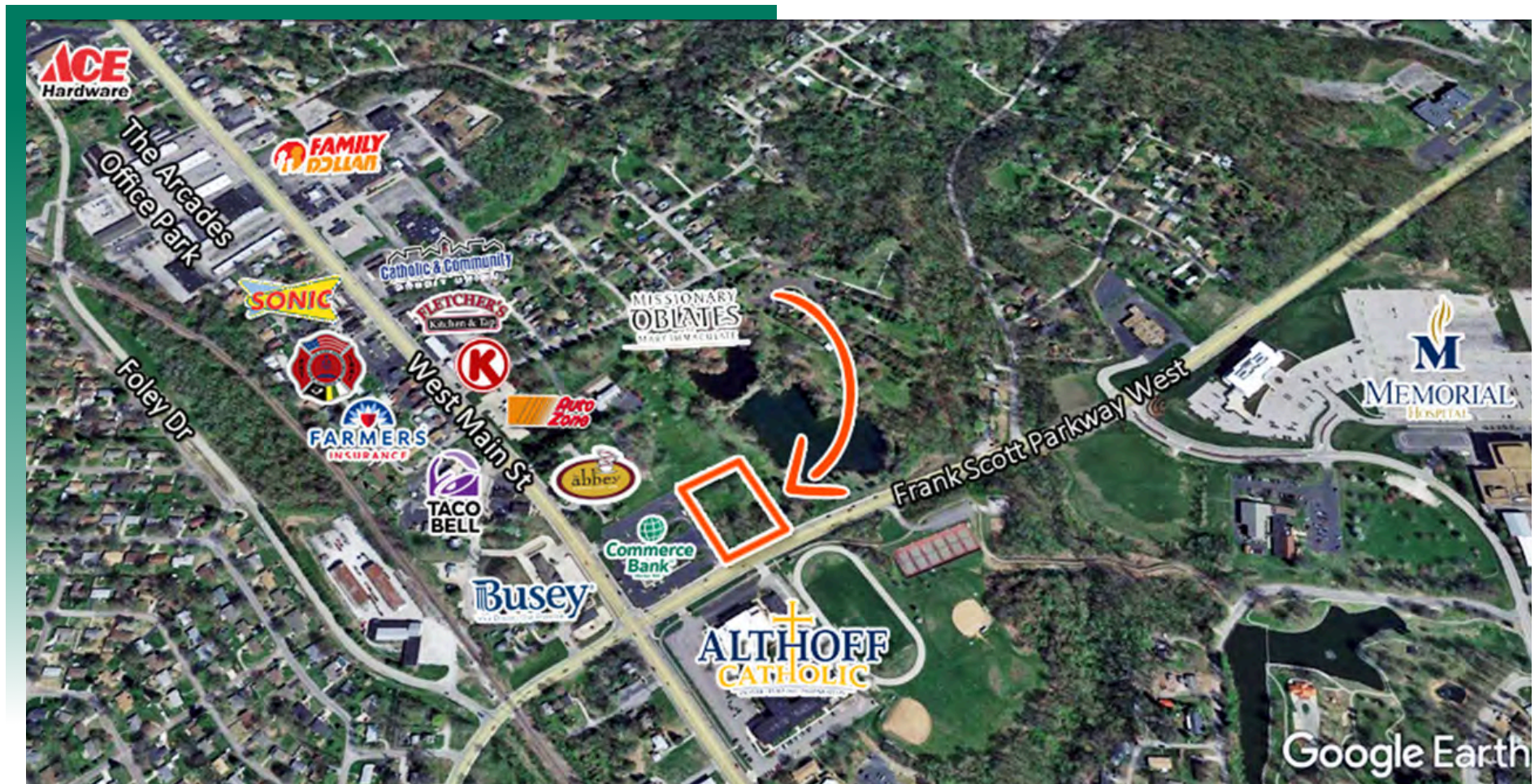
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

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LOCATION OVERVIEW

Site is located on Frank Scott Pkwy West, half a block from West Main Street. Property situated near Commerce Bank, Althoff High School, Busey Bank and The Abbey Coffee House.

LAND PROPERTY SUMMARY

1941 FRANK SCOTT PARKWAY WEST

LISTING # 1734

LOCATION DETAILS:

Parcel #: 08-07.0-106-021
County: IL - St. Clair
Zoning: C-3 Commercial - Belleville

PROPERTY OVERVIEW:

Lot Size: 1.78 Acres
Min Divisible Acres: 1.78
Max Contig Acres: 1.78
Frontage: 210.83
Depth: 376.49 Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 18,900
Taxes: \$3,990.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$306,270
Price / Acre: \$172,062
\$/SF (Land): \$3.95

UTILITY INFO:

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

PROPERTY DESCRIPTION:

1.78+/- Acre Commercial Development Site. All utilities on site and curb cut in place.



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