

Multi-Family | Commercial Development Sites

1211 Frank Scott Parkway West
Belleville, Illinois 62226



- 11.43 Total Acres Available, Will Divide
- 720' Frontage on Frank Scott Parkway – 15,600 ADT
- Located in a TIF & Enterprise Zone
- Zoned Commercial and Agriculture (6.89 Ac) ; All Utilities at Site

Reduced Sales Price:
4.54 Acre Site: \$494,000 (\$2.50 psf)
6.89 Acre Site: \$450,000 (\$1.50 psf)

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Terry Johnson
C: 618.977.8367
TerryJ@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.



Listing No: 1446

Land

Commercial | Multi-Family

1211 Frank Scott Parkway West
Belleville, IL 62226

Total Acres Available: 11.43

Min Divisible Acres: 4.54

LAND MEASUREMENTS:

Acres: 11.43

Frontage: 720 FT

Depth: Varies FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: None

Rail: None

Barge: None

Airport: None

SALE INFORMATION:

For Sale: Yes

Sale Price: \$944,000

Sale Price/Acre: \$82,590

Sale Price/SF: \$1.90 (Average)

LEASE INFORMATION:

For Lease: No

Lease Rate:

Lease Term:

Comments

11.43 Acre Commercial / Multi-Family Development Site Available For Sale, Will Divide. All utilities are located on Site. In Enterprise Zone and TIF District (Exp. in 2024, but may be eligible for extension). Close to Memorial Hospital, Metro Link, and More.

PROPERTY INFORMATION:

Parcel No: 08-05.0-301-002 & 08-05.0-301-012

County: St. Clair

Zoning: Commercial / Ag

Zoning By: Belleville

Complex:

TIF: Yes

Enterprise Zone: Yes

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$9,697.00

Tax Year: 2018

Traffic Count: 15,600

Topography: Level to Rolling

UTILITY INFORMATION

Water Provider: Illinois American

Sewer Provider: Belleville

Gas Provider: Ameren Illinois

Electric Provider: Ameren Illinois

Telecom Provider:

Service: Location: At Site

Service: Location: At Site

Service: Location: At Site

Service: Location: At Site

Service: Location:

Listing Broker(s)

Terry Johnson
Office: (618) 277-4400
terryj@barbermurphy.com
Cell: (618) 977-8367

