Multi-Family | Commercial Development Sites



- 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





Listing No: 1446

Land

Commercial | Multi-Family

1211 Frank Scott Parkway West Belleville, IL 62226

SALE INFORMATION:

For Sale: Yes \$944.000 Sale Price: 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.

Total Acres Available: 11.43 4.54 Min Divisible Acres:

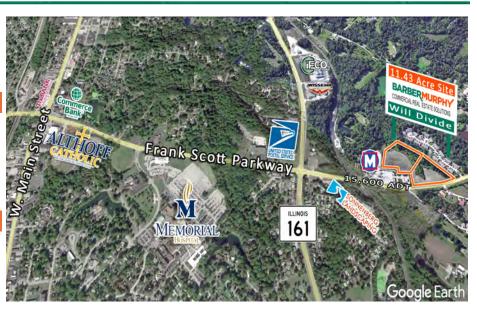
LAND MEASUREMENTS:

11.43 Acres: Frontage: 720 FT Depth: Varies FT

Subdivide Site: Yes

TRANSPORTATION:

None Interstate: Rail: None Barge: None Airport: None



PROPERTY INFORMATION:

Parcel No: 08-05.0-301-002 & 08-05.0-301-012 TIF: Yes **Property Tax:** \$9.697.00 County: St. Clair **Enterprise Zone:** Yes Tax Year: 2018

Commercial / Ag No Zoning: Survey:

Zoning By: Belleville **Environmental:** No **Traffic Count:** 15,600

Level to Rolling Complex: Archaeological: No Topography:

UTILITY INFORMATION

Illinois American Water Provider: Service: Location: At Site Belleville Service: At Site Sewer Provider: Location: **Gas Provider:** Service: Location: At Site Ameren Illinois At Site **Electric Provider:** Ameren Illinois Service: Location: Service: Location:

Telecom Provider:

Listing Broker(s)

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