MIXED USE DEVELOPMENT SITES

1211 Frank Scott Pkwy. West, Belleville, IL 62226



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

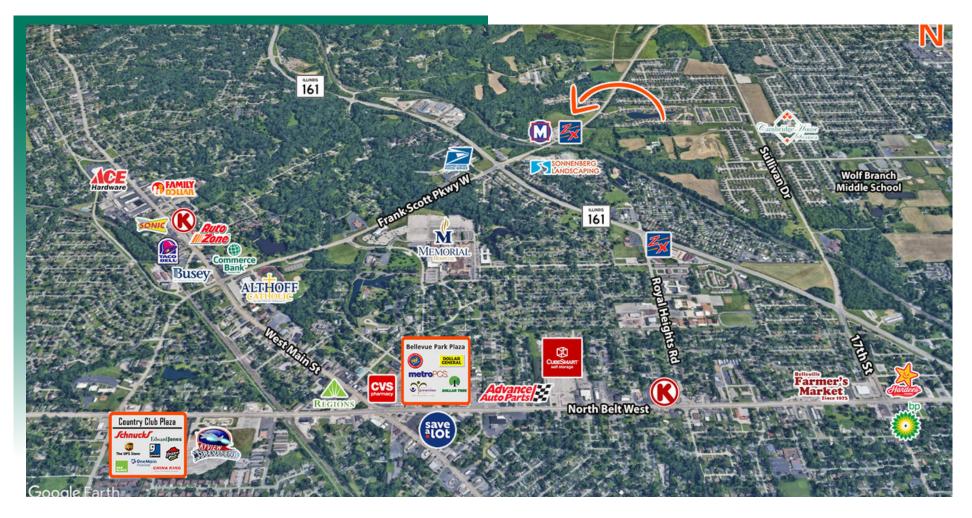
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1211 Frank Scott Pkwy. W, Belleville, IL



LOCATION OVERVIEW

Located in an Enterprise Zone directly adjacent to the Memorial Metrolink Station and 1/4 mile East of IL Rt 161.

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LAND PROPERTY SUMMARY

1211 FRANK SCOTT PARKWAY WEST

	rington Place
County: IL - St. Clair Zoning: C-2 Heavy Commercial	
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	A START
PROPERTY OVERVIEW	
TROFERIT OVERVIEW.	
Lot Size: 11.44 Acres	REALER
Min Divisible Acres: 4.55	Chine and
Max Contig Acres: 11.44	
Frontage: 720 SALE INFORMATION:	
Depth: Varies Sale Price: \$944,000	
Land Status: Existing Price / Acre: \$82,517	
Topography: Level to Rolling	
Archeological: No \$/SF (Land): \$1.89	
Environmental: No UTILITY INFO:	
Survey:NoWater Provider:Illinois American Water	
TAX INCENTIVE ZONES: Water Location: On Site	
Sewer Provider: City of Belleville	
Sewer Location. On Site	
Enterprise Zone: Yes Gas Provider: Ameren IL Opportunity Zone: No Gas Location: On Site	
Opportunity Zone: No Gas Location: On Site Electric Provider: Ameren IL	
Foreign Trade Zone: No Electric Fronder: On Site	
DEMOGRAPHICS/FINANCIAL INFO: PROPERTY DESCRIPTION:	
Traffic Count: 16,200 11.44 acre mixed use development site available for sale. Divisible to 4.55 acrement site a	res or 6 89
Taxes: \$10,377.00 acres. All utilities are located at site. Close proximity to Memorial Hospital a	nd Metro Link
Tax Year: 2024 with 720 ft frontage onto Frank Scott Parkway. Recent residential and multifate developments along this corridor.	amily

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