

# MIXED USE DEVELOPMENT SITES

1211 Frank Scott Pkwy. West, Belleville, IL 62226



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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## 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.



# LAND PROPERTY SUMMARY

1211 FRANK SCOTT PARKWAY WEST

**LISTING #** 1446

## LOCATION DETAILS:

**Parcel #:** 08-05.0-301-002 & 08-05.0-301-012  
**County:** IL - St. Clair  
**Zoning:** C-2 Heavy Commercial

## PROPERTY OVERVIEW:

**Lot Size:** 11.44 Acres  
**Min Divisible Acres:** 4.55  
**Max Contig Acres:** 11.44  
**Frontage:** 720  
**Depth:** Varies  
**Land Status:** Existing  
**Topography:** Level to Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

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

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 16,200  
**Taxes:** \$10,377.00  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$944,000  
**Price / Acre:** \$82,517  
**\$/SF (Land):** \$1.89

## 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:

11.44 acre mixed use development site available for sale. Divisible to 4.55 acres or 6.89 acres. All utilities are located at site. Close proximity to Memorial Hospital and Metro Link with 720 ft frontage onto Frank Scott Parkway. Recent residential and multifamily developments along this corridor.



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