

TWO C-2 ZONED COMMERCIAL PARCELS FOR SALE

IL Route 15 & Jefferson Rd., Belleville, IL 62221



BARBERMURPHY

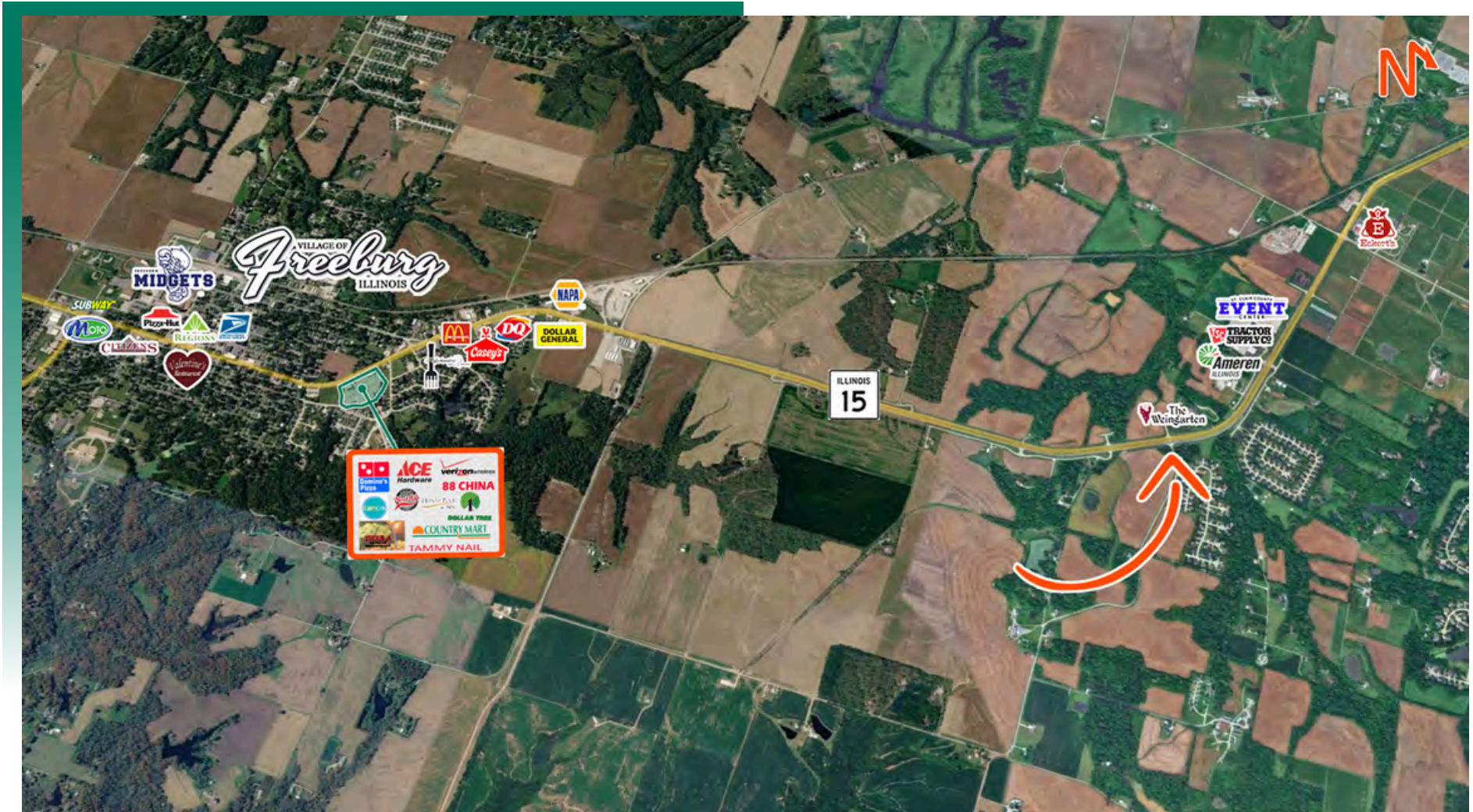
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

IL Route 15 & Jefferson Rd., Belleville, IL 62221



LOCATION OVERVIEW

Situated on the corner of IL Rt. 15 & Jefferson Road with 13,800 ADT. 716' of Frontage on IL Route 15.

LAND PROPERTY SUMMARY

ROUTE 15 & JEFFERSON RD

LISTING # 2126

LOCATION DETAILS:

Parcel #: 14060300045/14060400011
County: IL - St. Clair
Zoning: C-2 - City of Belleville

PROPERTY OVERVIEW:

Lot Size: 2.84 Acres
Min Divisible Acres: 0.69
Max Contig Acres: 2.15
Frontage: 716'
Depth: IRR
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,800
Taxes: \$1,188.00
Tax Year: 2025



SALE INFORMATION:

REDUCED Sale Price: \$269,500
Price / Acre: \$94,894
\$/SF (Land): \$2.18

UTILITY INFO:

Water Provider: City of Belleville
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

Multiple Egress Options: Convenient access from both Jefferson Road and IL-15, providing flexible site circulation and strong ingress/egress for commercial users.

- **Public Water Availability:** Served by municipal water with nearby connection points supporting a wide range of commercial uses.
- **Sanitary Sewer Access:** Public sewer service available in the immediate area, offering straightforward tie-in for development.
- **Full Utility Access:** Electric, gas, and telecommunications utilities located along the corridor, simplifying service installation for future users.
- **Development-Ready Corridor:** Infrastructure already established in a high-traffic commercial area, reducing upfront sitework and accelerating project timelines.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

TONY SMALLMON

Broker Associate
O: (618) 277-4400
C: (618) 407-4240
tonys@barbermurphy.com