

LAND FOR SALE

Illinois Route 159 & Biver Ln., Belleville, IL 62221



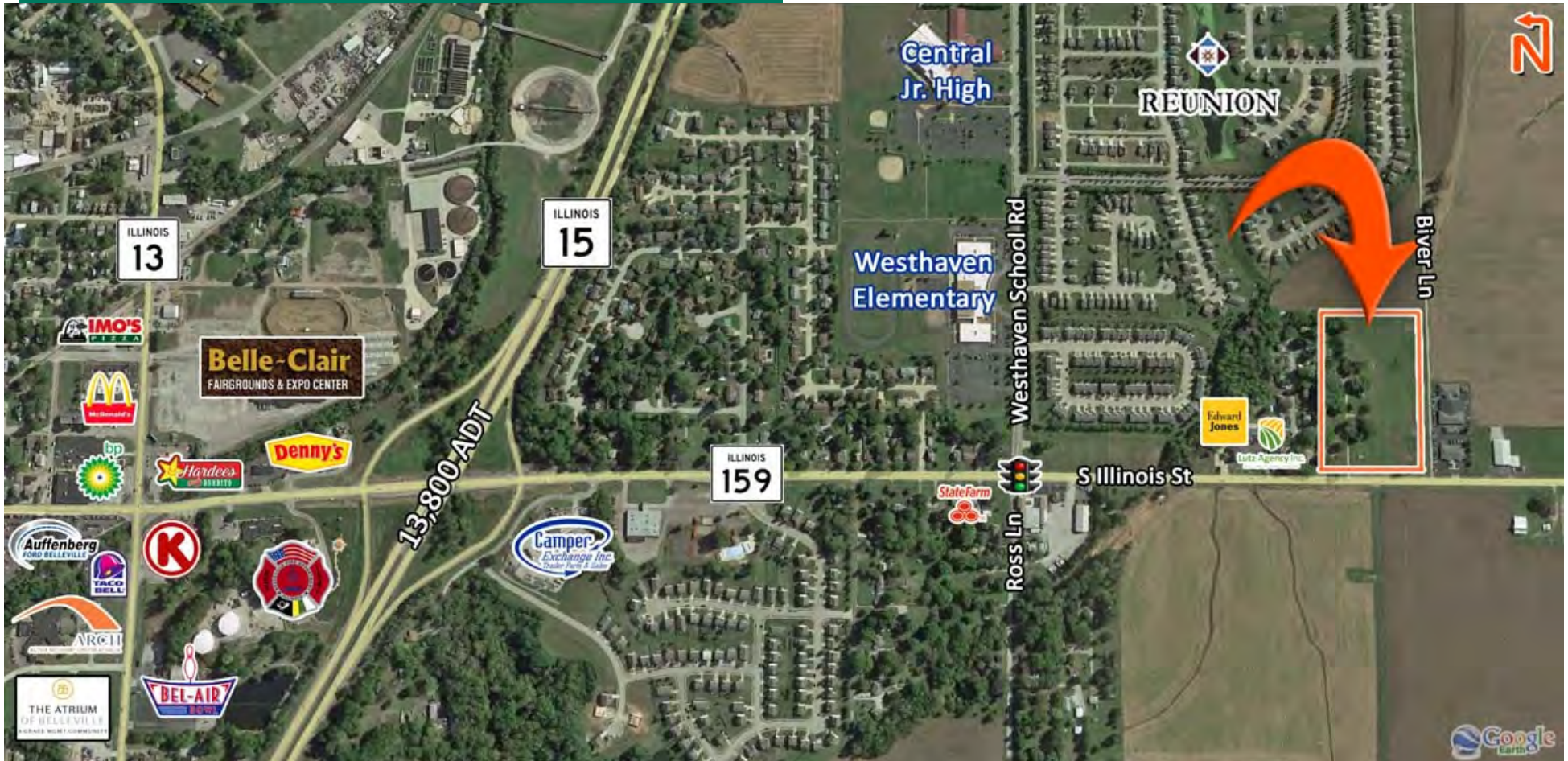
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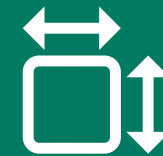
AREA MAP

Illinois Route 159 & Biver Ln., Belleville, IL 62221



LOCATION OVERVIEW

Excellent access to Illinois Route 159. Located less than a mile south of Route 15.



Frontage:
500+



IL Route
159

LAND PROPERTY SUMMARY

Illinois Route 159 & Biver Ln., Belleville, IL 62221

#2148

SALE INFORMATION:

Sale Price: YES
Sale Price/Acre: -
Sale Price/SF: \$3.40

LAND MEASUREMENTS:

Acres: 9.0 AC
Total Acres Available: 9.0 AC
Min Divisible Available: 1.0 AC
Frontage: 505 FT
Depth: 846 FT
Subdivide Site: YES

PROPERTY INFORMATION:

Parcel No: 08-24.0-300-004;005&032
County: St. Clair
Zoning: SR-3
Prior Use: -
Traffic Count: 8,250
TIF: NO
ENTERPRISE Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$7,070
Tax Year: 2018
Topography: Flat



UTILITY INFORMATION:

Water Provider: Illinois American
Location: On-Site
Sewer Provider: St. Clair Township
Location: 150' North
Gas Provider: Ameren IL
Location: -
Electric Provider: Ameren IL
Location: On-Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: IL Rte.159 & Route 15
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

1 to 9 Acres available For Sale. Flat favorable land with new single family residential to the East as well as Westheaven School.



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