9.0 ACRE DEVELOPMENT SITE - WILL DIVIDE

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



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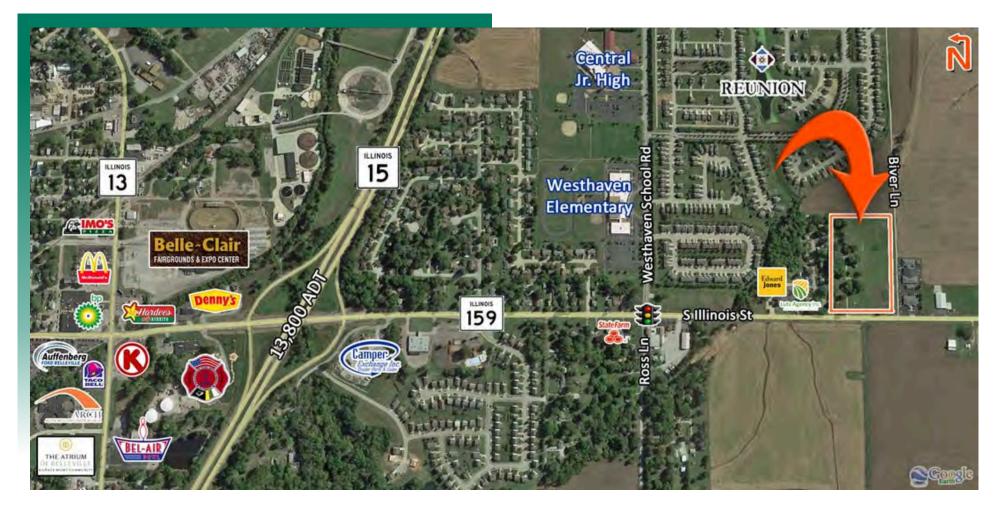
COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Matt Barriger Broker Associate Office: (618) 277-4400 (Ext. 17) Cell: (618) 973-5507 mattb@barbermurphy.com



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

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.

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LAND PROPERTY SUMMARY

ILLINOIS STATE ROUTE 159 (BIVER LANE)

LISTING #	2148	159	Fahey Place
LOCATION DETAILS:			
Parcel #:	08-34.0-300-004;005 & 032		
County:	IL - St. Clair	8,250 30 ⁴	sydor Place
Zoning:	SR-3 - St. Clair County		0 Acres for Sale
PROPERTY OVERVIEW:			
Lot Size:	9.0 Acres	× L	
Min Divisible Acres:	1	Contention of the second	Augustanonaper.
Max Contig Acres:	9	SALE INFORMATION:	
Frontage:	505		
Depth:	846	\$/SF (Land):	\$2.55
Topography:	Flat		
Archeological:	No	UTILITY INFO:	
Environmental:	No	Water Provider:	Illinois /
Survey:	No	Water Location:	On Site
TAX INCENTIVE ZONES:		Sewer Provider:	St. Clair
TIF District:	No	Sewer Location:	150' No
		Gas Provider:	Ameren
Enterprise Zone:	No	Gas Location:	On Site
Opportunity Zone:	No	Electric Provider:	Ameren
Foreign Trade Zone:	No	Electric Location:	On Site
DEMOGRAPHICS/FINAN		PROPERTY DESCRIPTI	ON:
Traffic Count:	8,250	1 to 9 acres available for sale fronting Illinoi 15. Flat developable land with new single fa Westhaven School.	
Taxes:	\$7,070.00		



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nois Route 159. Less than a mile south of Route family residential to the East as well as

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