

9.0 ACRE DEVELOPMENT SITE - WILL DIVIDE

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



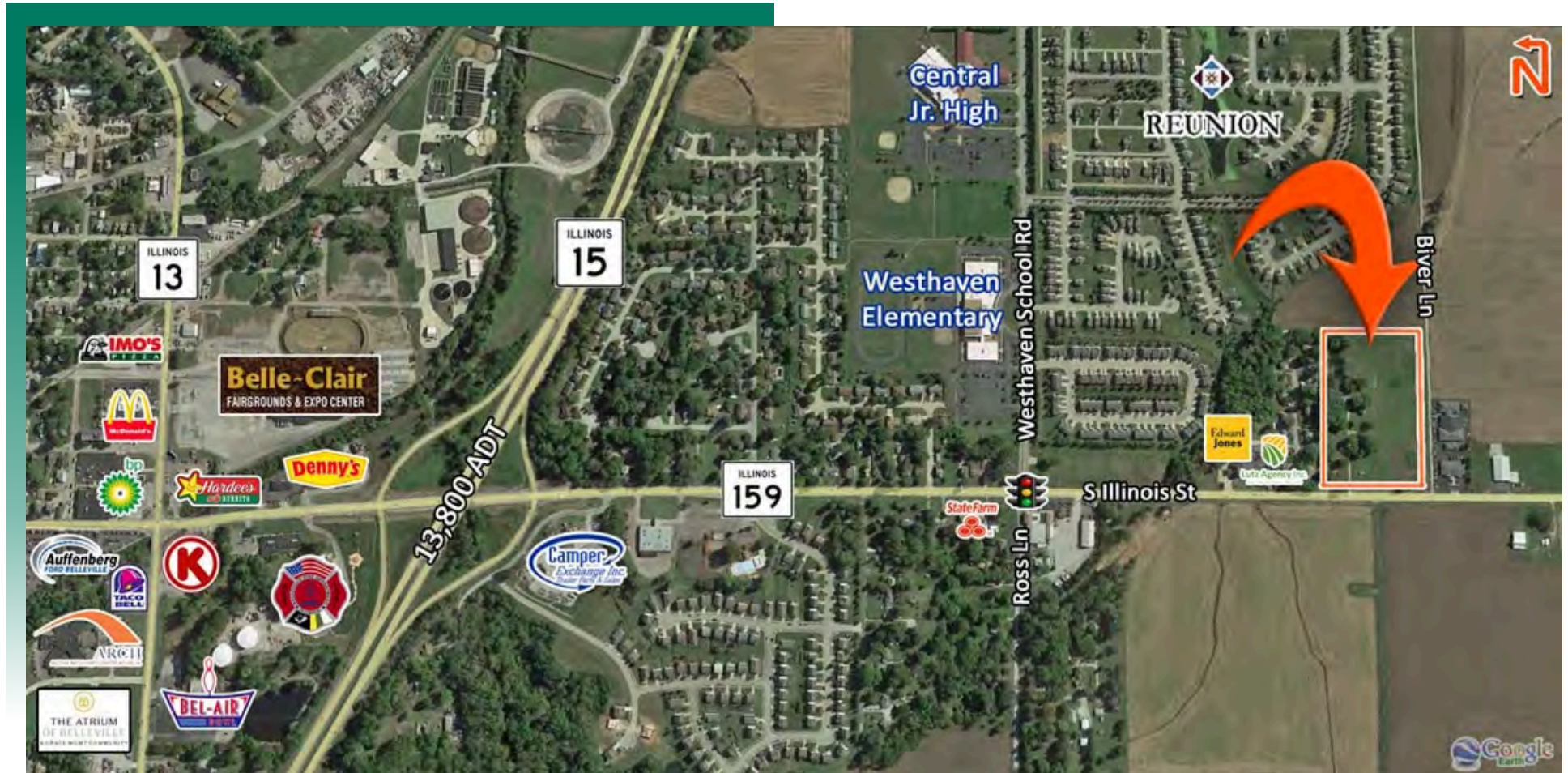
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AREA MAP

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.

LAND PROPERTY SUMMARY

ILLINOIS STATE ROUTE 159 (BIVER LANE)

LISTING # 2148

LOCATION DETAILS:

Parcel #: 08-34.0-300-004;005 & 032
County: IL - St. Clair
Zoning: SR-3 - St. Clair County

PROPERTY OVERVIEW:

Lot Size: 9.0 Acres
Min Divisible Acres: 1
Max Contig Acres: 9
Frontage: 505
Depth: 846
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: 8,250
Taxes: \$7,070.00



SALE INFORMATION:

\$/SF (Land): \$2.55

UTILITY INFO:

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

PROPERTY DESCRIPTION:

1 to 9 acres available for sale fronting Illinois Route 159. Less than a mile south of Route 15. Flat developable land with new single family residential to the East as well as Westhaven School.

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