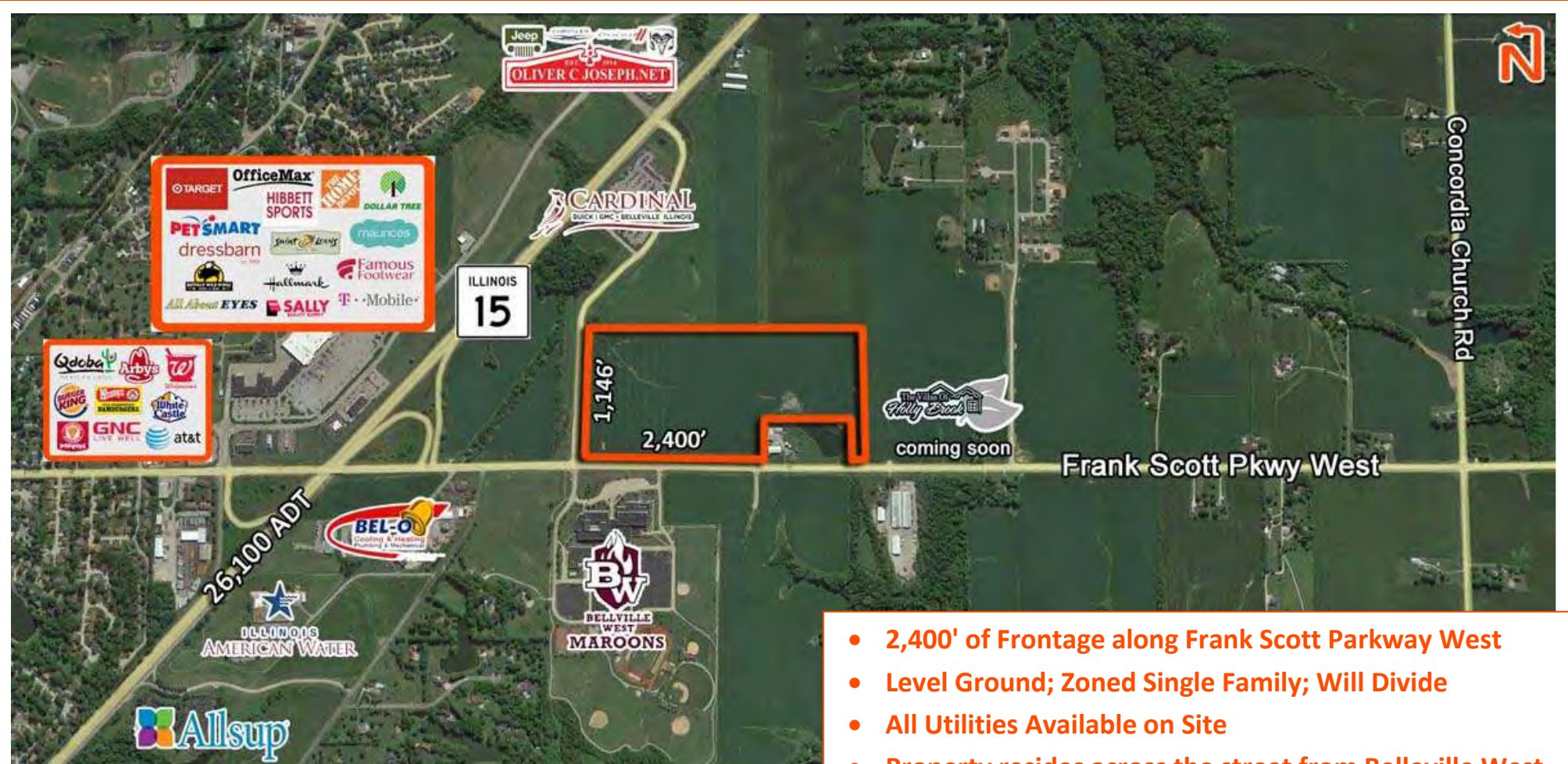


66 Acre Development Opportunity

4204 Frank Scott Pkwy West, Belleville, IL 62223



- 2,400' of Frontage along Frank Scott Parkway West
- Level Ground; Zoned Single Family; Will Divide
- All Utilities Available on Site
- Property resides across the street from Belleville West Township High School and 1/4 mile South of Route 15
- Heavy commercial corridor with Auto Dealerships, Home Depot and Target

Sale Price: \$1.53 per SF

BARBERMURPHY

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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/Leessee's independent investigation.



Listing No: 2149

Land

4204 Frank Scott Parkway
Belleville, IL 62223

SALE INFORMATION:

For Sale: Yes
Sale Price: \$4,400,000
Sale Price/Acre: \$66,667
Sale Price/SF: \$1.53

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

66 Acres available with over 2,400' of frontage along Frank Scott Parkway. Will divide. All utilities available to the site. Property resides across the street from Belleville West Township High School and 1/4 mile south of Route 15. Heavy commercial corridor with auto dealerships, Home Depot and Target to the North.

Total Acres Available: 66.00

Min Divisible Acres: 5.00

LAND MEASUREMENTS:

Acres: 66.00
Frontage: 2,495 FT
Depth: 1,146 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: Route 15 - 1/4 mile
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:

| | | |
|--------------------------------------|-----------------------------|---------------------------------|
| Parcel No: 08-19.0-300-007 | TIF: Yes | Property Tax: \$7,207.52 |
| County: St. Clair | Enterprise Zone: Yes | Tax Year: 2018 |
| Zoning: A-1 Single Family | Survey: No | |
| Zoning By: City of Belleville | Environmental: No | Traffic Count: 7,200 |
| Complex: | Archaeological: No | Topography: Flat |

UTILITY INFORMATION

| | | |
|---|-----------------|--|
| Water Provider: Illinois American | Service: | Location: North of Belleville West Parkway and West of FSPW |
| Sewer Provider: City of Belleville | Service: | Location: West Side of FSPW |
| Gas Provider: Ameren IL | Service: | Location: On Site |
| Electric Provider: Ameren IL | Service: | Location: On Site |
| Telecom Provider: | Service: | Location: |

Listing Broker(s)

Matt Barriger
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 Cell: (618) 973-5507

