

60+ ACRE DEVELOPMENT OPPORTUNITY

4204 Frank Scott Pkwy West, Belleville IL 62223



PRICE REDUCED TO \$0.95/SF FROM \$1.10/SF

BARBERMURPHY

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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.

LAND PROPERTY SUMMARY

#2149

4204 Frank Scott Pkwy., Belleville, IL 62223

SALE INFORMATION:

Sale Price: \$2,525,302
Sale Price/Acre: \$41,382
Sale Price/SF: \$0.95

LAND MEASUREMENTS:

Acres: 61.0 AC
Total Acres Available: 61.0 AC
Min Divisible Available: 5.0 AC
Frontage: 2,495 FT
Depth: 1,146 FT
Subdivide Site: YES/NO

PROPERTY INFORMATION:

Parcel No: 08-19.0-300-007
County: St. Clair
Zoning: A-1 Single Family
Prior Use: N/A
Traffic Count: 7,200
TIF: Yes
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: Contact Broker
Tax Year:
Topography: Flat



UTILITY INFORMATION:

Water Provider: Illinois American
Location: N of Belleville W
Pkwy & W of FSPW
Sewer Provider: City of Belleville
Location: W side of FSPW
Gas Provider: Ameren IL
Location: On Site
Electric Provider: Ameren IL
Location: On Site

TRANSPORTATION:

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

61 +/- 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.



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