

# 60+ ACRE DEVELOPMENT OPPORTUNITY

4204 Frank Scott Pkwy West, Belleville IL 62223



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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

4204 FRANK SCOTT PARKWAY

**LISTING #** 2149

## LOCATION DETAILS:

**Parcel #:** 08-19.0-300-007  
**County:** IL - St. Clair  
**Zoning:** A-1 Single Family - City of Be

## PROPERTY OVERVIEW:

**Lot Size:** 61.0 Acres  
**Min Divisible Acres:** 5  
**Max Contig Acres:** 61  
**Frontage:** 2,495  
**Depth:** -  
**Topography:** Flat  
**Archeological:** Yes  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

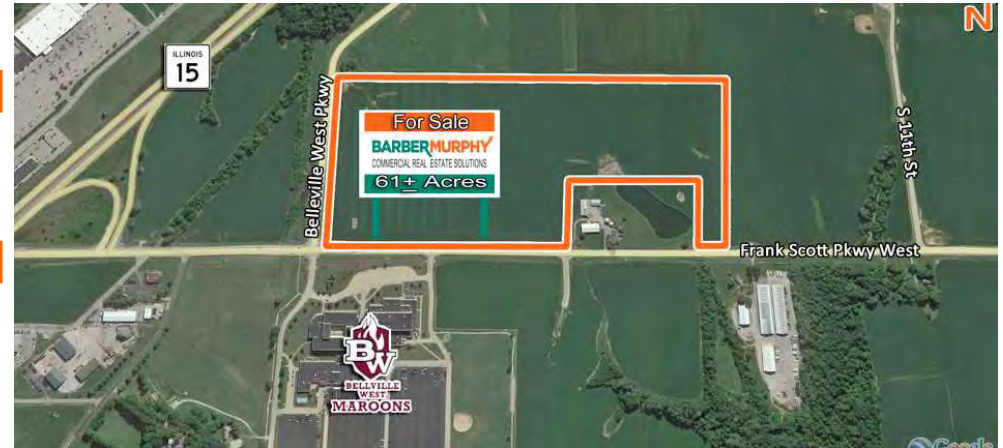
**TIF District:** Yes  
**Enterprise Zone:** Yes  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-255  
**Airport Access:** No

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 7,200  
**Taxes:** -  
**Tax Year:** -



## SALE INFORMATION:

**\$/SF (Land):** \$0.81

## UTILITY INFO:

**Water Provider:** Illinois American  
**Water Location:** N of Belleville West Pkwy and W of FSPW  
**Sewer Provider:** City of Belleville  
**Sewer Location:** West Side of FSPW  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

61 +/- Acres available with over 2,400' of frontage along Frank Scott Parkway. Will divide. All utilities available to the site.

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