



LIGHT INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE

4204 Frank Scott Pkwy West
Belleville IL 62223

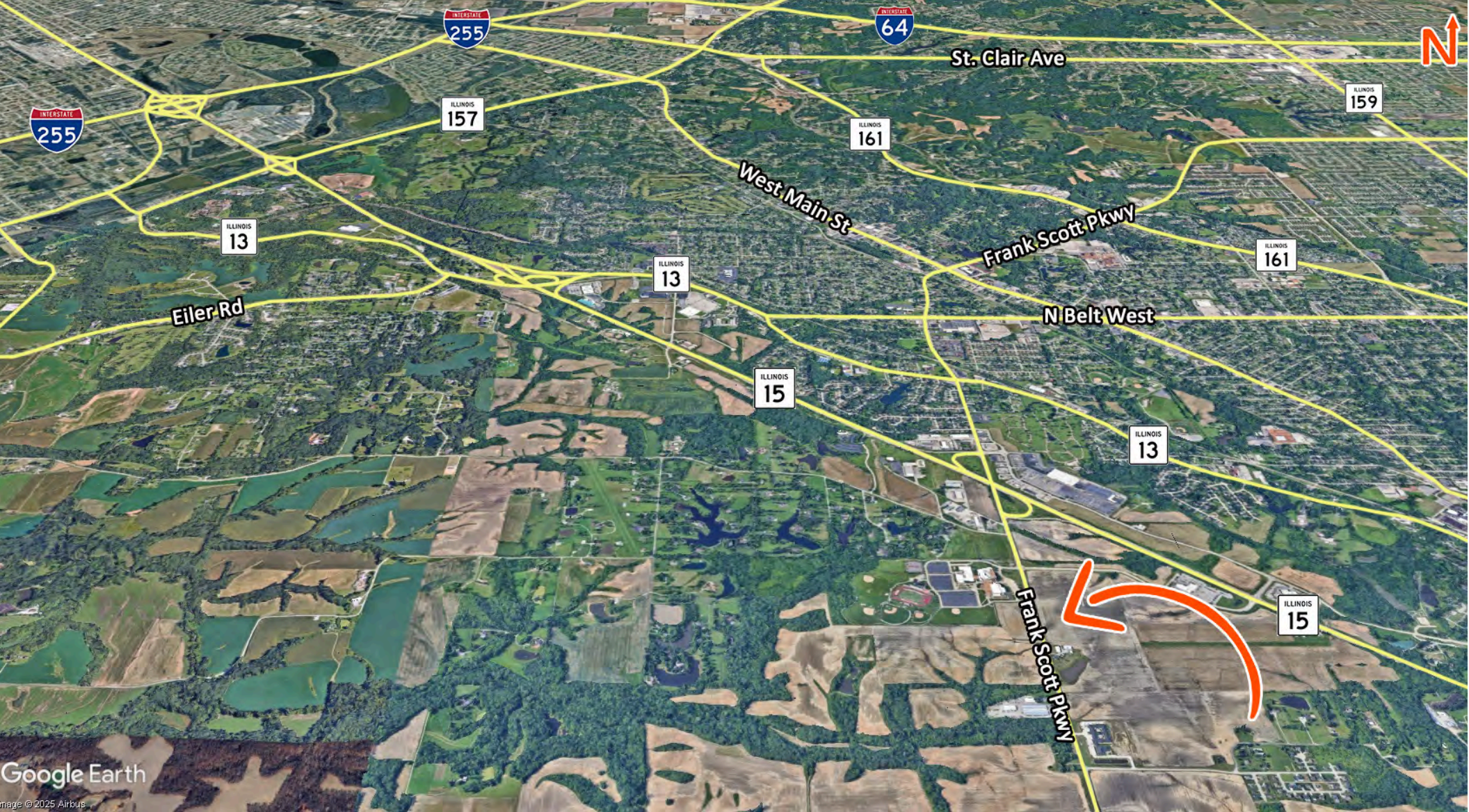
- 60 +/- Acres Will Divide
- All utilities available to site
- Prime location for light industrial or commercial development
- Zoned AG but flexible zoning for the right project

PRICE REDUCED
\$0.81/SF

BARBERMURPHY
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





LOCATION OVERVIEW

Located along Frank Scott Parkway, a major east-west thoroughfare with direct access to Frank Scott Parkway; 1.4 mile South of IL-15, 5.5 miles East of I-255 and nearby IL-13, IL-157, IL-161, IL-159, and I-64
25-minute drive to Downtown St. Louis

The area around Frank Scott Parkway West in Belleville represents a growing commercial corridor with mixed industrial, retail, and service businesses. This location benefits from proximity to Scott Air Force Base, St. Louis metropolitan area, and major transportation routes including I-64, I-255, and IL-15.



KEY INDUSTRIAL NEEDS

LOGISTICS AND DISTRIBUTION FACILITIES

The area's strategic location near major highways creates demand for warehousing and distribution centers to serve both local markets and the broader St. Louis region.

LIGHT MANUFACTURING SPACE

There appears to be opportunity for smaller-scale manufacturing facilities (10,000-50,000 sq ft) that support existing industries in the region.

TECHNOLOGY/DATA INFRASTRUCTURE

Given proximity to Scott AFB and growing tech sector in the region, facilities supporting IT services, data centers, and defense contractors would address market gaps.

HEALTHCARE SUPPORT INDUSTRIES

With multiple healthcare facilities in the vicinity, businesses supporting medical supply chains and equipment have growth potential.

FOOD PROCESSING/DISTRIBUTION

The surrounding agricultural areas combined with urban proximity create opportunities for food-related industrial operations.

DEMOGRAPHICS: 3-10 MILE RADIUS OF 4204 FRANK SCOTT PKWY WEST, BELLEVILLE, IL

EMPLOYMENT

Civilian Labor Force Participation: 62.3%

Unemployment Rate: 5.1%

Major Industries:

Healthcare & Social Assistance

Retail Trade

Educational Services

Manufacturing

Transportation & Warehousing

HOUSEHOLD INFORMATION

Total Households: Approximately 65,000

Average Household Size: 2.5 people

Family Households: 64.8%

Non-Family Households: 35.2%

Median Household Income: \$58,400

ECONOMIC INDICATORS

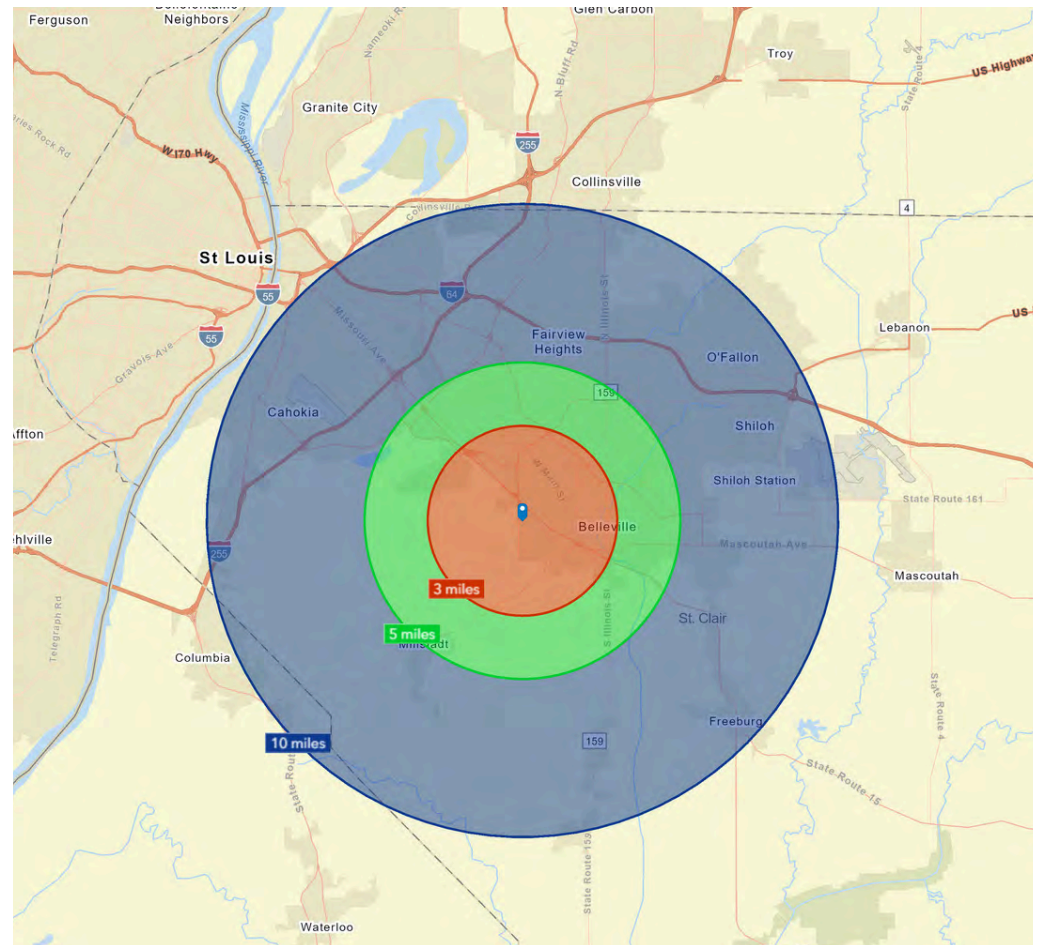
Stable local economy supported by healthcare, education, and military sectors

AREA DEVELOPMENT TREND

Steady commercial growth along the parkway

KEY INSTITUTIONS IN THE AREA

- Military: Scott Air Force Base (major employer)
- Healthcare: Memorial Hospital, St. Elizabeth's Hospital
- Education: Southwestern Illinois College, multiple school districts



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:

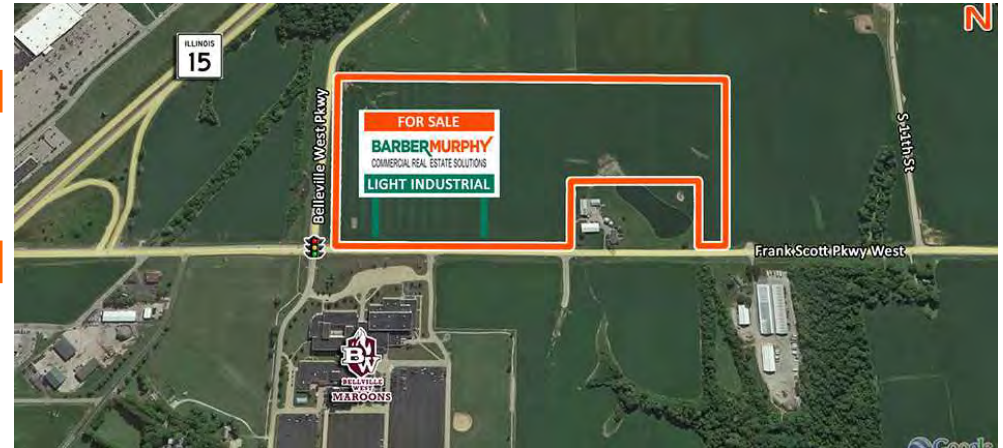
TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-255 - 5.5 Miles West, Route 15 - 0.5 miles North

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 7,200 FSPW & 20,400 Route 15



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

60 +/- Acres available with over 2,400' of frontage along Frank Scott Parkway. Will divide. All utilities available to the site. Prime location for Light Industrial development, with highway access 1/4 mile North and 5.5 Miles to Interstate 255.

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