

For Sale | Office/Retail/Multi Family Land

11.43 Acre Site
1211 Frank Scott Pkwy. W., Belleville, IL 62226



Asking Prices:

\$600,000 (\$3.00 PSF) for 4.54 ac

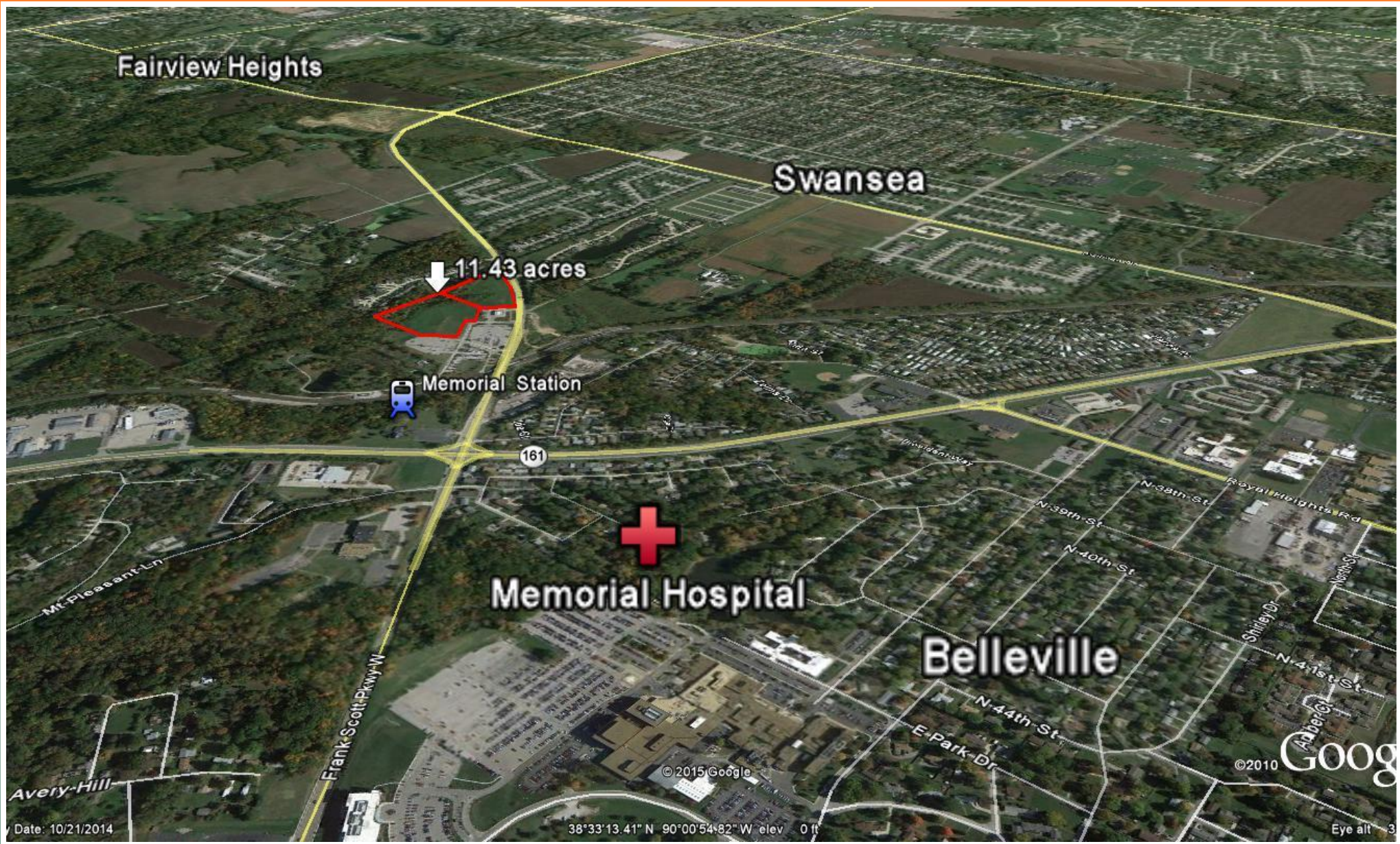
\$600,000 (\$2.00 PSF) for 6.89 ac

1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
Fax (618) 277-4407
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AERIAL



BARBERMurphy GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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Office 11.43 Acres

1211 Frank Scott Parkway West
Belleville, IL 62226

SALE INFORMATION

For Sale: Yes
Sale Price: \$1,200,000
Sale Price/Acre: \$105,000.00
Sale Price/SF: \$2.41
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Level to Rolling



PROPERTY INFORMATION

File No:		Frontage:	720 FT	Depth:	
Parcel No:	08-05.0-301-002 & 08-05.0-301-012	Survey:	No	Archeological:	No
County:	Saint Clair	Environmental:	No	Traffic Count:	13,400 ADT
Zoning:	Commercial / Ag	Property Tax:	\$11,864	Rail Provider:	N/A
Zoning By:	Belleville	TIF:	Yes	Tax Year:	2014
Complex:	N/A			Enterprise Zone:	Yes
Acres:	11.43				

UTILITY INFORMATION

Water Provider:	Illinois American	Service:		Location:	
Sewer Provider:	Belleville	Service:		Location:	
Gas Provider:	Ameren	Service:		Location:	
Electric Provider:	Ameren	Service:		Location:	
Telecom Provider:		Service:		Location:	

COMMENTS

Will divide. 4.54 acres is zoned commercial. 6.89 ac is zoned Ag, but best suited for Multi-Family or Senior Housing. Current TIF expires at end of 2024, but may be eligible for extension.

Listing Broker(s)

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