



**156 Frank Scott Parkway East,
Swansea, IL**

MLS#2916249

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**3 Acres +/- Zoned
Highway Business
in Swansea**

Listing Price: \$300,000

Nearly 3 Acres +/- of undeveloped land on Frank Scott Parkway East in Swansea, situated between Highway 159 and Old Collinsville Rd. Property is surrounded by newer development, both commercial and residential. Zoned Highway Business. Home on property has been torn down so ground is vacant and undeveloped. Public sewer line stub at back of property; however, home was on private septic. City water. Average daily traffic count of 17,000.

<u>Lot Size:</u> 2.81 Acres +/-	<u>County:</u> St. Clair	
<u>Parcel #:</u> 08-03.0-100-023	<u>Township:</u> 08	<u>Section:</u> 03
<u>Taxes:</u> \$353.00	<u>Tax Year:</u> 2009	<u>Exemptions:</u> SB 1790

Zoning: Highway Business Jurisdiction: Village of Swansea
School District: Wolf Branch Dist. 113 and BTHS East

DIRECTIONS:
Hwy. 159 to east on Frank Scott Parkway to property on right (approximately 2/10 mile). Or Old Collinsville Rd. to west on Frank Scott Parkway to property on left.

All information regardless of source, including square footage and lot sizes, is deemed reliable but not guaranteed and should be verified by personal inspection and/or with the appropriate professional(s).