

VACANT LAND AUCTION

★ THURS., FEBRUARY 15, 2017 @ 6 PM ★

1310 FRANK SCOTT PARKWAY WEST & LLEWELYN ROAD, BELLEVILLE, IL 62226

13.4+/- Acres Vacant Ground Commercial Development Potential

Auction Held At: St. Clair County Event Center; 1550 E. State Route 15, Belleville, IL 62221



This property offers excellent visibility along Frank Scott Parkway with huge potential for commercial development. Planned Unit Development potential.

**It is the responsibility of the buyer prior to auction date to independently verify the requirements for re-zoning with the appropriate authorities.*

GENERAL PROPERTY INFORMATION

<u>County:</u>	St. Clair	<u>Electric:</u>	Available Near Property
<u>Parcel ID:</u>	08-05.0-302-001; 08-05.0-300-027	<u>Water:</u>	City Water Available
<u>Total 2016 Taxes:</u>	\$4,410	<u>Sewer:</u>	Available Near Property
<u>Flood Zone:</u>	None	<u>Natural Gas:</u>	Available Near Property
<u>Zoning:</u>	C-2, Heavy Commercial	<u>Road Frontage:</u>	709+/- Feet
<u>Jurisdiction:</u>	City of Belleville Zoning Jurisdiction	<u>Traffic Counts:</u>	14,900 Vehicles Per Day
		<u>Topography:</u>	Mostly Level Ground

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BALANCE DUE IN 45 DAYS
4% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES
PRECEDENCE OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO CHANGE WITH OUT NOTICE.
LIC # 044000169

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