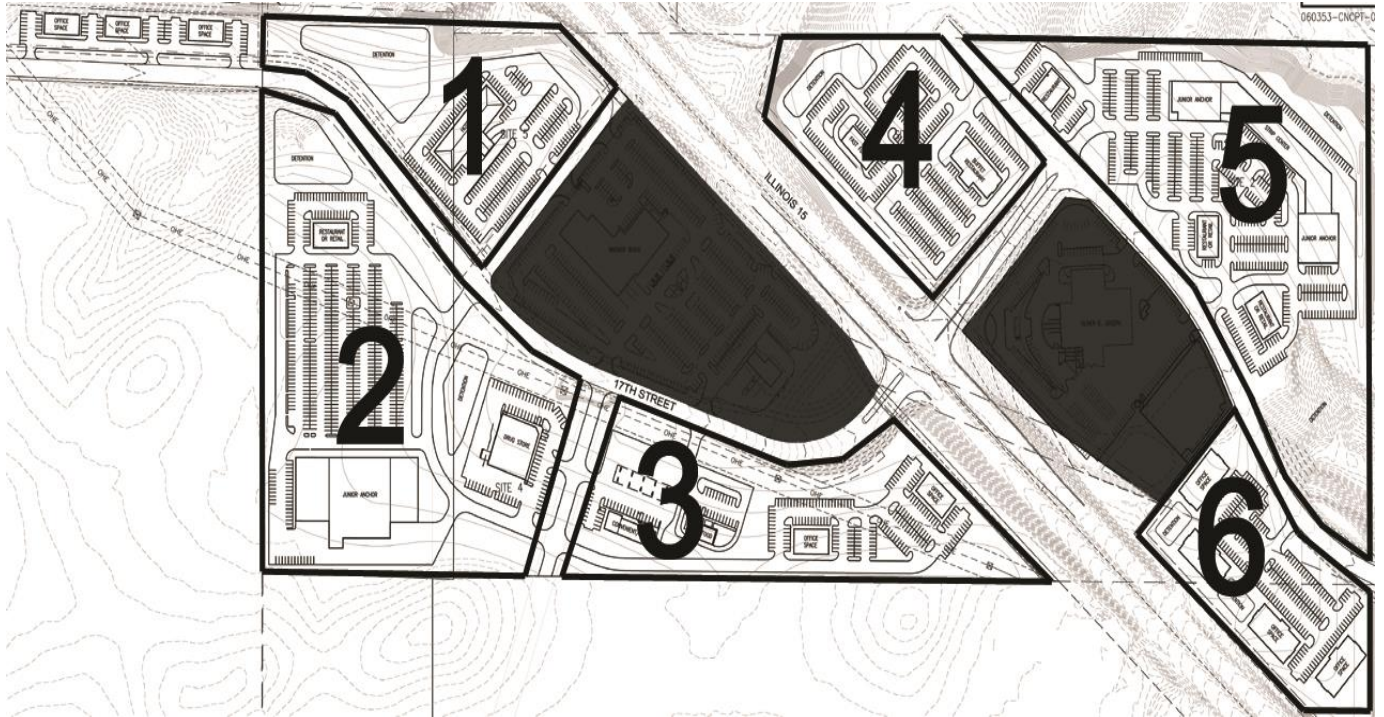


# FOR SALE

6.44 – 16.97 acre lots

Route 15 (Belleville Crossing), Belleville, IL 62232



## Lot Pricing

- Lot 1 - \$5.00psf (13.37 acres/\$2,911,986)
- Lot 2 - \$3.75psf (16.84 acres/\$2,750,814)
- Lot 3 - \$4.25psf (9.17 acres/\$1,697,720)
- Lot 4 - \$6.25psf (6.97 acres/\$1,897,310)
- Lot 5 - \$4.75psf (15.99 acres/\$3,308,490)
- Lot 6 - \$5.50psf (6.34 acres/\$1,518,937)

U.S. Census	1 Mile	3 Miles	5 Miles
Population	6,031	39,622	76,298
Households	2,526	16,653	31,847
Avg. HH Inc.	\$56,958	55,908	60,902

## Contact

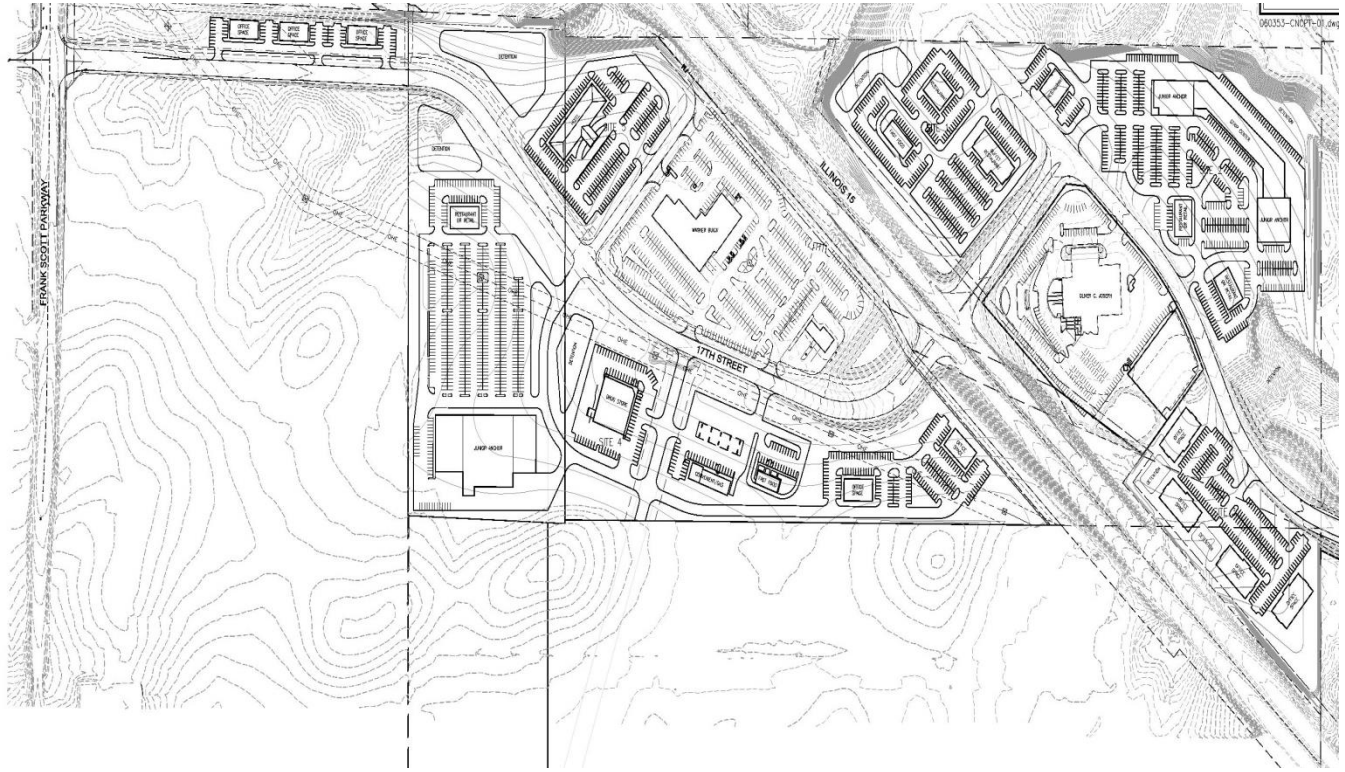
R. Adam Hill  
314.441.6846  
adam@sonomacap.com

## The Sonoma Group

The information contained has been obtained from sources believed to be reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information. All information should be verified prior to lease or purchase

# OVERALL SITE PLAN

Route 15 (Belleville Crossing), Belleville, IL 62223

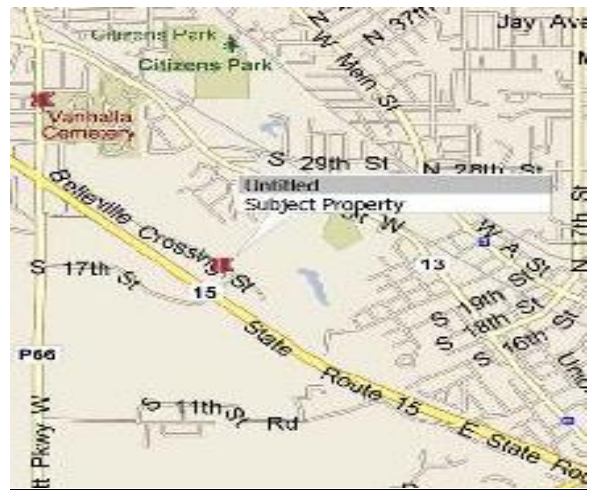


## Property Highlights

- Located next to Home Depot and Target anchored retail center
- TIF, Business District and Enterprise Zone incentives available
- Many of the lots are pad ready with utilities available
- Average daily traffic of more than 27,400 vpd on Route 15 and 19,000 vpd on Frank Scott Parkway

## Land Pricing

\$3.75 – 6.25 per square foot



## Contact

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314.441.6846  
adam@sonomacap.com

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# The Sonoma Group

R. Adam Hill, 6405 West Main Street, Belleville, IL, phone 314.441.6846

## Commercial Property Information

**File No:** 002 **Representative:** R. Adam Hill **Agent E-Mail:** adam@sonomacap.com

**Name of Building:** Development Lot Sales

**Address:** Route 15 **City:** Belleville **County:** St. Clair **Zip:** 62223

**Building Size:** N/A **Space Available Now:** \_\_\_\_\_ **Lot Size:** 6.34 – 16.84 acres

**Largest Space Available on Single Floor:** N/A **Ceiling Height:** N/A

**Year Built:** N/A **Last Major Rehab:** N/A **Sprinklers:** N/A **Wet/Dry:** \_\_\_\_\_

**No. of Parking Spaces:** shared **Gross or Rentable:** \_\_\_\_\_ **Number of Floors:** \_\_\_\_\_

**Frontage:** \_\_\_\_\_ **Depth:** \_\_\_\_\_ **Passenger Elevators:** N/A **Freight Elevators:** N/A

**Permanent Parcel No(s):** \_\_\_\_\_

**Traffic Count:** 24,000+ cars/ day **Zoning:** C-2 Heavy Commercial **Taxes (Year):** TBD

**Utilities:** All utilities to lots **Other (describe):** \_\_\_\_\_

**Sub-Lease Rate:** N/A **Lease Rate:** N/A **Sale Price:** \$3.75 - \$6.25 psf

**Enterprise Zone:** Yes **TIF:** Yes **BD:** Yes

**Price Includes:** All lots have water, sanitary sewer, electric, and gas.

**Other Information:** Zoning is C-2 Heavy Commercial. Lots on the north side of Route 15 have been graded to be pad ready. The site is located within one of Belleville's Tax Increment Financing Districts, a Business District and a portion of the site is located within an Enterprise Zone.