



**LAND FOR SALE**

## **FORMER HSHS ST. ELIZABETH'S HOSPITAL**

203 S. 3RD STREET | BELLEVILLE, IL 62220

**SALE INFORMATION**

**MIKE HURLEY** 314.484.1469 **MICHAEL HOLLAND** 618.520.9443  
mhurley@balkebrown.com mholland@balkebrown.com

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 **TRANSWESTERN**



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## PROPERTY DESCRIPTION

- Total of 8 land parcels ranging in size from 0.3 acres to 10.5 acres
- Development opportunity in downtown Belleville, Illinois
- Close to the bustling Main Street Business District and St. Clair County Courthouse
- Less than 20 miles from St. Louis, MO and just 10 miles from Scott Air Force Base, the largest employer in Southwestern Illinois
- Southwestern Illinois is home to large domestic and international manufacturing, agricultural and logistics companies
- For Sale: Contact brokers for information

## IMPROVEMENTS TO SITE

- Total Demolition done by March 2019
- Delivered with all environmental cleared
- New water lines one both sides of land (installed 2017)
- Utilities on-site



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1001 Highlands Plaza Drive West, Suite 150  
St. Louis, MO 63110  
p: 314.621.1414 | www.balkebrown.com

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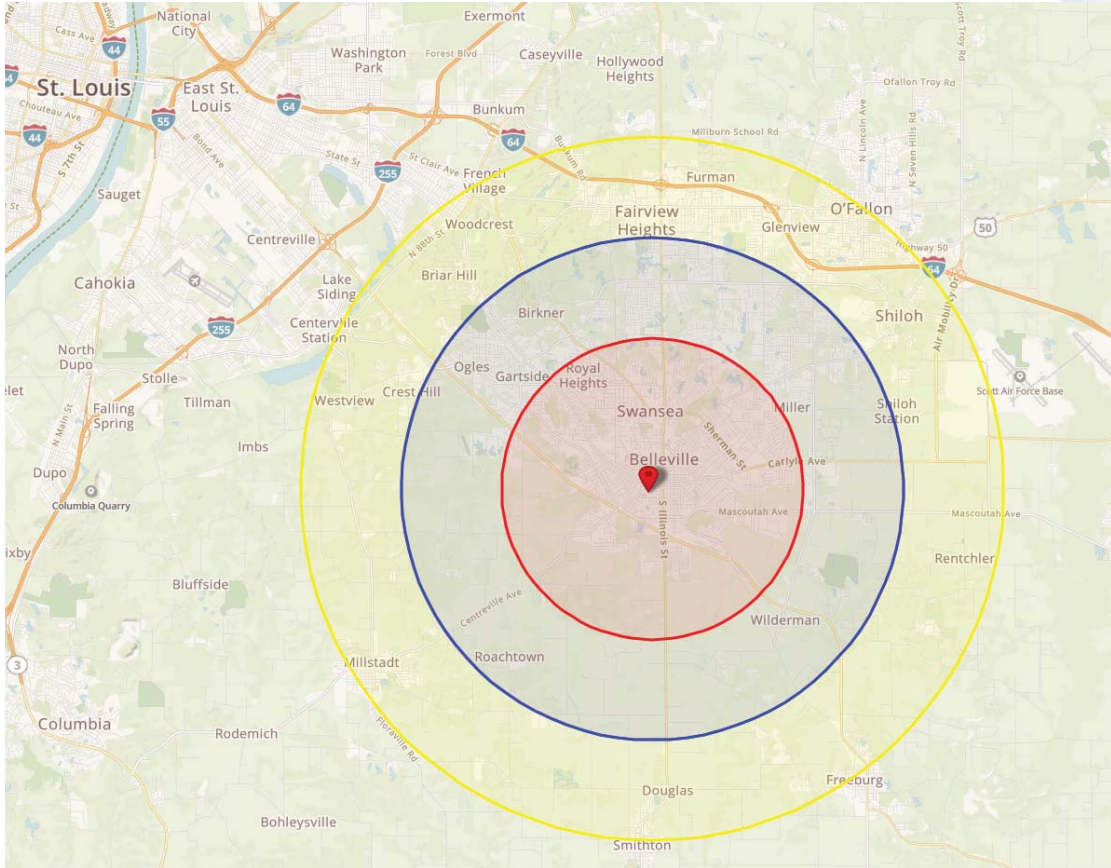
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## MARKET OVERVIEW



## BEAUTIFUL BELLEVILLE, IL

Universities (Southwestern Illinois College; Lindenwood University - Belleville) with over 11,585 combined student population

Belleville is home to the longest Main Street in the United States. Offers shops, dining, theaters, drive-in theater, schools and anything else you can imagine.

Belleville is known for their annual festivals, including Art on the Square and Oktoberfest.

St. Clair County Courthouse is an important feature as shown by the 30 area law firms that call Belleville home

2017	3 MILE	5 MILE	7 MILE	2017 MEDIAN	3 MILE	5 MILE	7 MILE	2017 DAY	3 MILE	5 MILE	7 MILE
POPULATION	49,512	90,366	137,485	HOUSEHOLD \$	\$47,360	\$55,215	\$58,177	POPULATION	52,198	94,934	158,681

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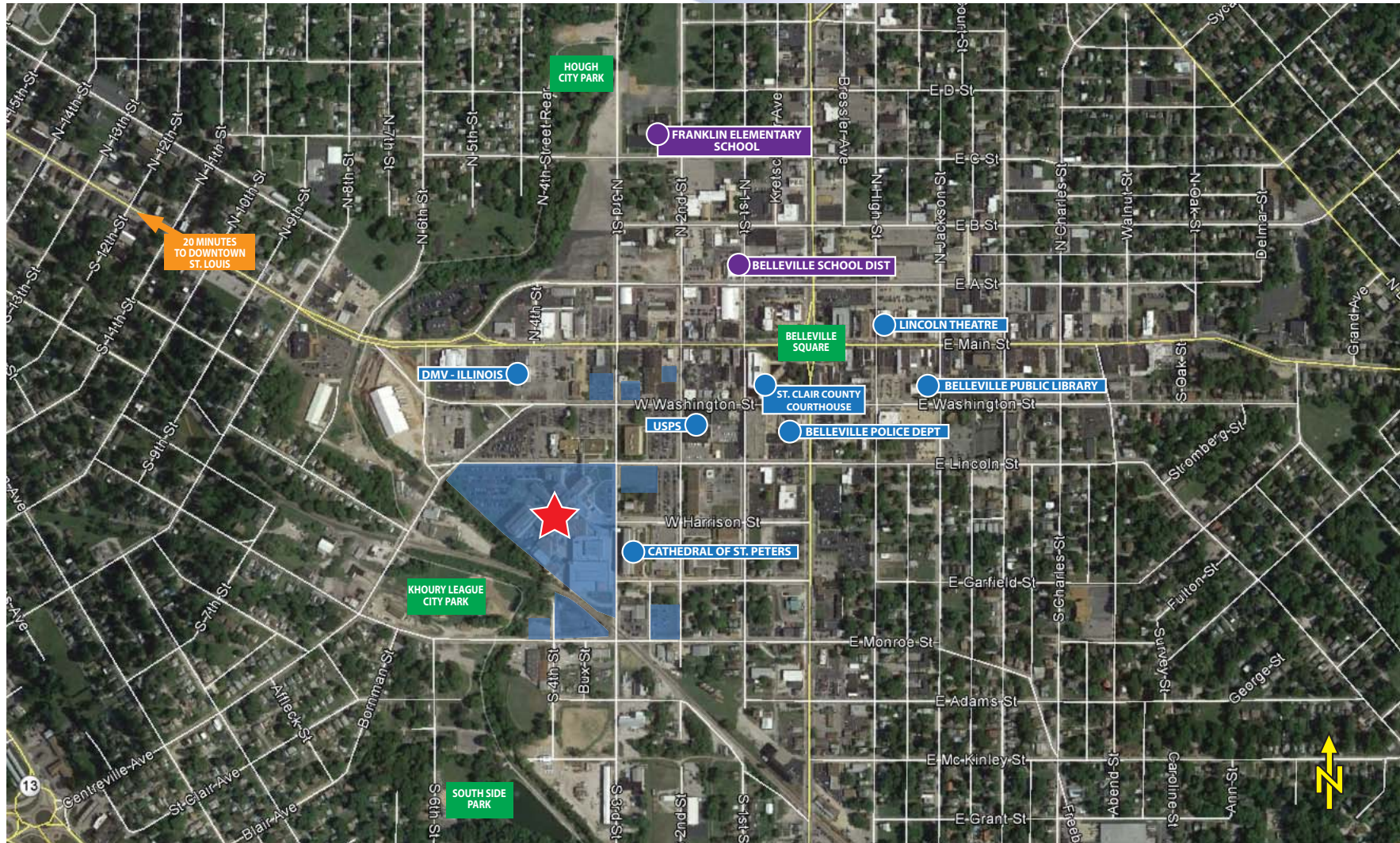
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