

1931 Beltline Road Collinsville, IL 62234

REALTY GROUP

SCOUT

2.45 acre corner lot





GROUP

13100 Manchester Rd. Ste. 235 St. Louis, MO 63131 314.394.2022 | scoutrg.com

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PROPERTY DESCRIPTION

- 2.45 Acre lot located on Beltline Road at the Route 157 (N. Bluff Road) intersection
- Located within Collinsville's core retail, office,
 - entertainment and trade hub (I-55/70 & 157 Intersection)
- Site has excellent access with three curb cuts to Beltline Rd
- Seller will consider subdividing
- Beltline Road serves as a residential artery to the communities' daily needs like groceries, auto service, and the workplace.
- FOR SALE ASKING \$1,100,000 (\$10.30 PSF)

<u>DEMOS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 DRIVE</u> <u>TIME</u>
TOTAL POP	31,053	52,769	43,498
MED HH INCOME	\$55,549	\$60,438	\$58,906
HOUSEHOLDS	10,560	18,234	12,450

Jared Hancock jhancock@scoutrg.com 314-623-6419

formation herein has been obtained from the owner/landlord of the subject property or other sources th ty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to

market aerial

PARK

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70

77.00VPD



GATEWAY FUN ARK

And Gr

GATEWAY CONVENTION CENTER

Walmart

ILLINOIS DOT



157

BELTLINE RD

(55)



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site photo

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BLUFF RD

REALTY ¹³ St. GROUP 31

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