

2.96+/- Acre Development Opportunity

1073 Hartman Ln, O'Fallon, Illinois 62269
St. Clair County

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Property Description

Land for Sale - High Visibility / High Growth Area

2.96+/- Acres of Commercial Ground located at the corner of Frank Scott Parkway and Hartman Lane. 194' of Frontage. Site adjoins the new Hypershine Car Wash.

All Utilities and Egress/Ingress will be available to the Site. Over 33,000 ADT at the Development Corner. Property is contiguous with the New Multi-Family Development of Thirteen01 Hartman Lakes with over 200 Units and a second phase of 120 Villas.

Additional acreage adjoining the Site is also available for Sale.

Sale Price: \$774,000

Basic Details

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|----------------------|-------------------------|
| Listing No: | 2165 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 2.96 Acre(s) |
| Min Acres Available: | 2.96 Acre(s) |

Property Information

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|----------------|---------------------|
| Parcel No: | 03-35.0-400-014 |
| Zoning: | Commercial Business |
| Zoning By: | City of O'Fallon |
| Survey: | Yes |
| Environmental: | Yes |

| | |
|----------------------|-----------|
| Sale Price: | \$774,000 |
| Sale Price Per Sqft: | \$6 |
| Sale Price Per Acre: | \$261,486 |

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|-----------------|------------|
| Archaeological: | Yes |
| Property Tax: | \$2,536 |
| Tax Year: | 2019 |
| Traffic Count: | 33,945 |
| Topography: | Flat/Level |

Land Measurements

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|------------------------|--------------|
| Total Acres Available: | 2.96 Acre(s) |
| Min Divisible Acres: | 2.96 Acre(s) |
| Frontage: | 194 ft |
| Depth: | 609 ft |

Utility Information

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|-----------------------------|---------------------|
| Water Provider: | City of O'Fallon |
| Water Provider Location: | On Site |
| Sewer Provider: | Caseyville Township |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | On Site |

Transportation

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|-------------|--------------------------------|
| Interstate: | I-64, Exit 16 (1.2 Miles) |
| Airport: | St. Louis MidAmerica (8 Miles) |