

8 Acre Development Site with 250' - Zoned Planned Business

1429-1437 Thouvenot Ln, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

Listing No:	2562
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	7.95 Acre(s)
Min Acres Available:	0.33 Acre(s)
Max Acres Available:	7.95 Acre(s)
Sale Price:	\$810,000
Sale Price Per Sqft:	\$2.34
Sale Price Per Acre:	\$101,887

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1429-1437
Street:	Thouvenot
Street Suffix:	Ln

Property Information

Parcel No:	08-02.0-200-001/022
Zoning:	Planned Business
Zoning By:	Village of Swansea
Property Tax:	\$4,178
Tax Year:	2021
Traffic Count:	17,800
Topography:	Flat to Rolling

Land Measurements

Total Acres Available:	8 Acre(s)
Min Divisible Acres:	0.33 Acre(s)
Acres:	7.95 Acre(s)
Frontage:	250 ft

Utility Information

Water Provider:	Village of Swansea
Water Provider Service:	On Thouvenot Ln
Sewer Provider:	St. Clair Township
Sewer Provider Location:	On Thouvenot Ln
Gas Provider:	Ameren
Gas Provider Location:	On Thouvenot Ln
Electric Provider:	Ameren
Electric Provider Location:	On Thouvenot Ln

Transportation

Interstate: I-64