

Residential Development Site

North Seven Hills Road, O'Fallon, Illinois 62269
St. Clair County

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Property Description

Prime Development/Residential Site

53+ Acres for Sale - Will Divide.

Prime Residential Site in the O'Fallon School District. Site is located near Schools, Parks and Retail.

Site is with walking distance to Carriel Jr. High School. Near O'Fallon YMCA and O'Fallon Police & Fire Station.

Clean, Level Site with All Utilities.

Sale Price: \$28,800 per Acre

Basic Details

Listing No:	1706
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Multi-Family/Residential
Lot Size (Acres):	53.73 Acre(s)
Min Acres Available:	6 Acre(s)
Max Acres Available:	53.73 Acre(s)

Property Information

Parcel No:	04-21.0-300-020
Zoning:	Agricultural
Zoning By:	City of O'Fallon
Property Tax:	\$811
Tax Year:	2018
Traffic Count:	2,100
Topography:	Flat

Sale Price: \$28,800 per Acre

Land Measurements

Total Acres Available: 53.73 Acre(s)
Min Divisible Acres: 6 Acre(s)
Acres: 53.73 Acre(s)
Frontage: 1,000 ft

Utility Information

Water Provider: O'Fallon Township
Water Provider Location: On Site
Sewer Provider: O'Fallon Township
Sewer Provider Location: On Site
Gas Provider: Ameren IL
Gas Provider Location: On Site
Electric Provider: Ameren IL
Electric Provider Location: On Site
Telecom Provider: Charter
Telecom Provider Location: On Site

Transportation

Interstate: I-64