

2.93 Acre High Visibility/Traffic Site

1318 Thouvenot Lane, O'Fallon, Illinois 62269
St. Clair County

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Property Description

Prime Commercial Site

2.93+/- Acre Development Site available in O'Fallon, IL. Located near the Intersection of Thouvenot Ln (FSP) and Hartman Ln.

Over 33,000 CPD combined on Thouvenot Ln. (FSP) and Hartman Ln.

304' of Frontage on Frank Scott Parkway (Thouvenot Ln). All Utilities at or near Site.

Property is contiguous with the New Multi-Family Development of Thirteen01 Hartman Lakes with over 200 units and a second phase of 120 Villas and additional apartments.

Additional acreage adjoining the Site is also available for Sale.

Sale Price: \$799,000

Basic Details

Listing No:	2039
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	2.93 Acre(s)

Property Information

Parcel No:	03-35.0-400-019
Zoning:	Agricultural
Zoning By:	O'Fallon
Property Tax:	\$3,626

Min Acres Available:	2.93 Acre(s)
Max Acres Available:	2.93 Acre(s)
Sale Price:	\$799,000
Sale Price Per Sqft:	\$6.26

Tax Year:	2019
Traffic Count:	33,945
Topography:	Flat

Land Measurements

Total Acres Available:	2.93 Acre(s)
Min Divisible Acres:	2.93 Acre(s)
Frontage:	304 ft
Depth:	388 ft

Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	Along FSPW
Sewer Provider:	Caseyville Township
Sewer Provider Location:	Adjoining Parcel
Gas Provider:	Ameren IL
Gas Provider Location:	Adjoining Parcel
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Transportation

Interstate:	I-64 (1.2 Miles)
Airport:	MidAmerica St. Louis (8 Miles)