

## 2.96+/- Acres for Sale in a High Visibility/High Growth Area

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

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### Basic Details

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)
Sale Price:	\$595,000
Sale Price Per Sqft:	\$4.61
Sale Price Per Acre:	\$201,014

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1073
Street:	Hartman
Street Suffix:	Ln

### Property Information

Parcel No:	03-35.0-400-014
Zoning:	Commercial Business
Zoning By:	City of O'Fallon
Survey:	Yes
Environmental:	Yes
Archaeological:	Yes
Property Tax:	\$664.90
Tax Year:	2023
Traffic Count:	33,945

### Land Measurements

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

Topography:

Flat/Level

## Utility Information

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

Interstate: I-64, Exit 16 (1.2 Miles)

Airport: St. Louis MidAmerica (8 Miles)