

2.96+/- Acre Development Opportunity

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

Matt Barriger

Phone: 618-973-5507

Email: mattb@barbermurphy.com



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:	\$695,000
Sale Price Per Sqft:	\$6
Sale Price Per Acre:	\$261,486

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:	\$2,536
Tax Year:	2019
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)