

## 0.69+/- Acre Commercial Lot

1238 Thouvenot Ln, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2381
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.69 Acre(s)
Sale Price:	Contact Broker

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1238
Street:	Thouvenot
Street Suffix:	Ln

### Property Information

Parcel No:	03-36.0-300-037
Zoning:	B-3 Highway Business
Zoning By:	Village of Shiloh
Property Tax:	\$3,778.56
Tax Year:	2019
Traffic Count:	17,800
Topography:	Flat/Level

### Land Measurements

Acres:	0.69 Acre(s)
Frontage:	107 ft
Depth:	276 ft

### Utility Information

### Transportation

Water Provider:	City of O'Fallon
Water Provider Location:	Adjoining Property
Sewer Provider:	Caseyville Sewer
Sewer Provider Location:	Adjoining Property
Gas Provider:	Ameren IL
Gas Provider Location:	Adjoining Property
Electric Provider:	Ameren IL
Electric Provider Location:	Adjoining Property

Interstate:	I-64
Airport:	St. Louis MidAmerica