

10.78 Acre Commercial Land - Divisible

1457 Thouvenot Ln, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

Listing No:	3211
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial
Lot Size (Acres):	10.78 Acre(s)
Min Acres Available:	3 Acre(s)
Max Acres Available:	10.78 Acre(s)
Sale Price:	\$549,780
Sale Price Per Sqft:	\$1.17
Sale Price Per Acre:	\$51,000

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1457
Street:	Thouvenot
Street Suffix:	Ln

Property Information

Parcel No:	08-02.0-100-005
Zoning:	Planned Business
Prior Use:	Agriculture
Tax Year:	2025
Traffic Count:	17,800
Topography:	Flat to rolling

Land Measurements

Total Acres Available:	10.78 Acre(s)
Min Divisible Acres:	3 Acre(s)
Frontage:	475 ft
Depth:	1,020 ft

Utility Information

Transportation

Water Provider:	Village of Swansea
Water Provider Location:	On Thouvenot Lane
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Thouvenot Lane
Gas Provider:	Ameren
Gas Provider Location:	On Thouvenot Lane
Electric Provider:	Ameren
Electric Provider Location:	On Thouvenot Lane

Interstate:

I-64