

3.7 Acre Highly Visible Development Site

176 Auto Court, O'Fallon, Illinois 62269
St. Clair County

Collin Fischer - SIOR, CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com

Katie . Bush

Phone: 701-213-3301

Email: katieb@barbermurphy.com



Basic Details

Listing No:	3234
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial
Lot Size (Acres):	3.70 Acre(s)
Min Acres Available:	3.70 Acre(s)
Max Acres Available:	3.70 Acre(s)
Sale Price:	\$990,000
Sale Price Per Sqft:	\$6.14

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	176
Street:	Auto
Street Suffix:	Court

Property Information

Parcel No:	03-26.0-109-001
Zoning:	B2 - General Business District
Prior Use:	Auto Dealer Retail/Showroom
Tax Year:	2025
Traffic Count:	94,330
Topography:	Flat

Land Measurements

Total Acres Available:	3.70 Acre(s)
Min Divisible Acres:	3.70 Acre(s)
Frontage:	365 ft
Depth:	500 ft

Utility Information

Transportation

Water Provider:	City of O'Fallon
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

Interstate:

I-64