



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

2.77 Acre Prime Commercial Development Site

1202 Frank Scott Parkway, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

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|----------------------|-------------------------|
| Listing No: | 1918 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 2.77 Acre(s) |
| Sale Price: | \$529,000 |
| Sale Price Per Sqft: | \$4.38 |
| Sale Price Per Acre: | \$190,975 |

Address

| | |
|----------------|---------------------|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | O'Fallon |
| Zipcode: | 62269 |
| Street Number: | 1202 |
| Street: | Frank Scott Parkway |

Property Information

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|----------------|------------------|
| Parcel No: | 03-36.0-300-006 |
| Zoning: | B-1 (P) |
| Zoning By: | City of O'Fallon |
| Property Tax: | \$985.32 |
| Tax Year: | 2019 |
| Traffic Count: | 17,800 |
| Topography: | Flat/Gentle Roll |

Land Measurements

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|-------------|--------------|
| Total Acres | 2.77 Acre(s) |
| Available: | |
| Acres: | 2.77 Acre(s) |
| Frontage: | 628 ft |
| Depth: | 208 ft |

Utility Information

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|-----------------------------|--------------------------------------|
| Water Provider: | City of O'Fallon |
| Water Provider Location: | Along F.S.P.W. |
| Sewer Provider: | Caseyville Township |
| Sewer Provider Location: | Approx. 400' to the North/North West |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | Along North Side of F.S.P.W. |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | Along South Side of F.S.P.W. |

Transportation

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|-------------|----------------------------|
| Interstate: | Interstate 64 - 1.20 Miles |
| Airport: | Mid-America - 8 Miles |