

2.77 Acre Prime Commercial Development Site

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

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Basic Details

Listing No:	1918
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.77 Acre(s)
Sale Price:	\$495,000
Sale Price Per Sqft:	\$4.10
Sale Price Per Acre:	\$178,700

Address

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

Property Information

Parcel No:	03-36.0-300-006
Zoning:	B-1 (P)
Zoning By:	City of O'Fallon
Property Tax:	\$1,056
Tax Year:	2023
Traffic Count:	16,200
Topography:	Flat/Gentle Roll

Land Measurements

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

Utility Information

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

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