

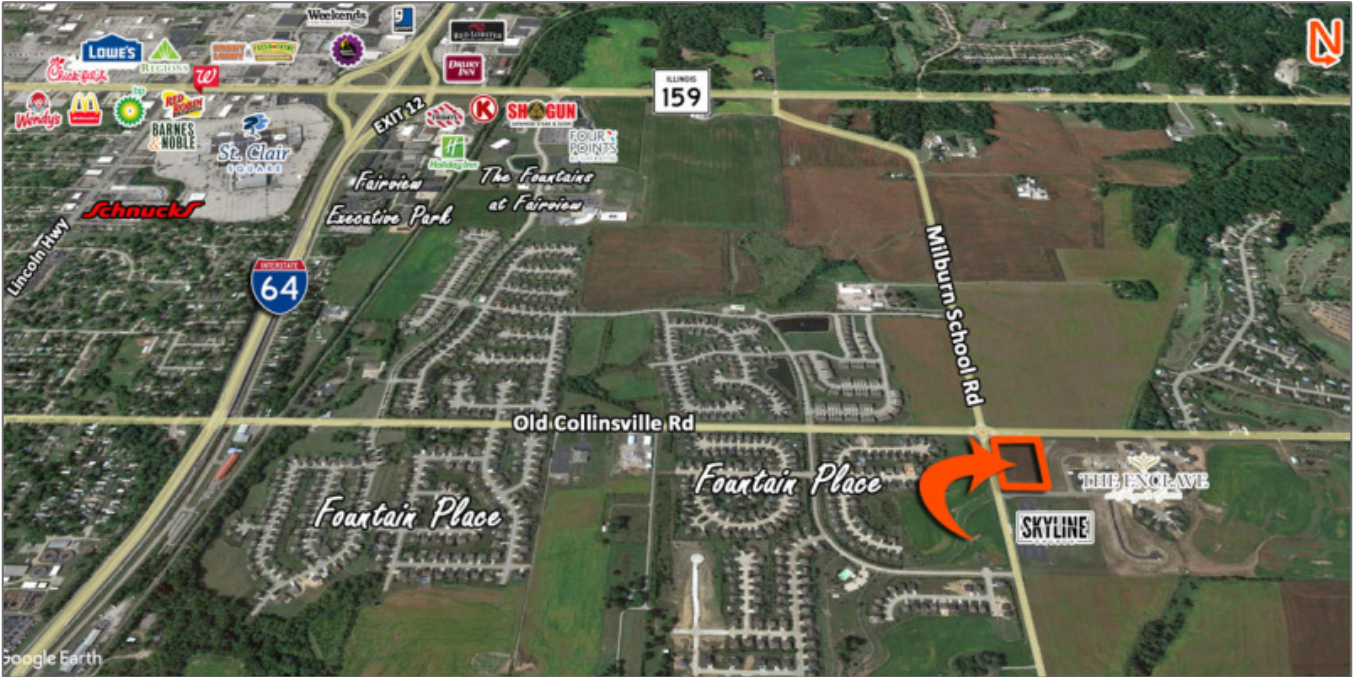
## 3.85 Acre Development Site

506 Old Collinsville RD, O'Fallon, Illinois 62269  
St. Clair County

**Terry Johnson**

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### Basic Details

Listing No:	1106
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3.85 Acre(s)
Sale Price:	
Sale Price Per Sqft:	\$2.50

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	506
Street:	Old Collinsville
Street Suffix:	RD

### Property Information

Parcel No:	03-14.0-300-004
Zoning:	B1-P
Zoning By:	City of O'Fallon
Survey:	Yes
Property Tax:	\$144.40
Tax Year:	2022
Topography:	Level

### Land Measurements

Total Acres	3.85 Acre(s)
Available:	
Min Divisible Acres:	3.85 Acre(s)
Frontage:	376 ft
Depth:	580 ft

### Utility Information

### Transportation

Water Provider:	City of O'Fallon
Water Provider Location:	W. Side Old Cville Rd / S. Side Milburn
Sewer Provider:	Caseyville Township
Sewer Provider Location:	S. Side Milburn School Rd
Gas Provider:	Ameren IL
Gas Provider Location:	S. Side Milburn School Rd
Electric Provider:	Ameren IL
Electric Provider Location:	Collinsville Road

Interstate:	I-64
Rail:	No
Barge:	No
Airport:	MidAmerica St. Louis