

## 2.93 Acre High Visibility/Traffic Site

1318 Thouvenot Lane, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2039
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	2.93 Acre(s)
Min Acres Available:	2.93 Acre(s)
Max Acres Available:	2.93 Acre(s)
Sale Price:	\$799,000
Sale Price Per Sqft:	\$6.26

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1318
Street:	Thouvenot
Street Suffix:	Lane

### Property Information

Parcel No:	03-35.0-400-019
Zoning:	Agricultural
Zoning By:	O'Fallon
Tax Year:	2024
Traffic Count:	33,000
Topography:	Flat

### Land Measurements

Total Acres Available:	2.93 Acre(s)
Min Divisible Acres:	2.93 Acre(s)
Frontage:	304 ft
Depth:	388 ft

### Utility Information

Water Provider:	City of O'Fallon
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### Transportation

Interstate:	I-64 (1.2 Miles)
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Water Provider Location:	Along FSPW
Sewer Provider:	Caseyville Township
Sewer Provider Location:	Adjoining Parcel
Gas Provider:	Ameren IL
Gas Provider Location:	Adjoining Parcel
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Airport:	MidAmerica St. Louis (8 Miles)
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