

# High Visibility / High Growth Area

1073 Hartman Ln., O'Fallon, IL 62269



## BARBERMURPHY

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## Property Summary

Prime Commercial Development Site

2.96 Acre Site with All Utilities

194' of Frontage

Zoned Commercial Business

Located near the Intersection of Thouvenot Ln (FSP) & Hartman Ln

High Visibility/High Traffic Area – Over 33,000 CPD

\*additional land available (1.26/AC and 2.93/AC)



# AREA MAP





# Additional Lots



## 1310 Thouvenot Ln (Frank Scott Pkwy)

- 1.26+/- Acres
- 139' of Frontage
- All Utilities at or Near Site

Sale Price: 490,000



## 1318 Thouvenot Ln (Frank Scott Pkwy)

- 2.93+/- Acres
- 304' of Frontage
- All Utilities at or Near Site

Sale Price: \$799,000



**Listing No:** 2165

**Land**

1073 Hartman Lane  
O'Fallon, IL 62269

**Total Acres Available:** 2.96

**Min Divisible Acres:** 2.96

**LAND MEASUREMENTS:**

**Acres:** 2.96

**Frontage:** 194+/- FT

**Depth:** Varies up to 609+/- FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-64 (1.2 Miles)

**Rail:** No

**Barge:** No

**Airport:** Mid-America (8 Miles)

**SALE INFORMATION:**

**For Sale:** Yes

**Sale Price:** \$774,000

**Sale Price/Acre:** \$261,486

**Sale Price/SF:** \$6.00

**LEASE INFORMATION:**

**For Lease:** No

**Lease Rate:**

**Lease Term:**

**Comments**

2.96+/- Acres of commercial ground adjoining the Hypershine Car Wash at the corner of Frank Scott Parkway and Hartman Lane. All utilities and egress/ingress will be available to the site. Over 33,000 CPD at the development corner. Property is contiguous with the new multi-family development of Thirteen01 Hartman Lakes with over 200 units and a second phase of 120 Villas.

**PROPERTY INFORMATION:**

**Parcel No:** 03-35.0-400-014 **TIF:** No **Property Tax:** \$2,536.00

**County:** St. Clair **Enterprise Zone:** No **Tax Year:** 2019

**Zoning:** Comm. Bus. **Survey:** Yes

**Zoning By:** City of O'Fallon **Environmental:** Yes **Traffic Count:** 33,945 Corner of F.S.P.W. and Hartman Lane

**Complex:** **Archaeological:** Yes **Topography:** Flat

**UTILITY INFORMATION**

**Water Provider:** City of O'Fallon **Service:** **Location:** On Site

**Sewer Provider:** Caseyville Township **Service:** **Location:** On Site

**Gas Provider:** Ameren IL **Service:** **Location:** On Site

**Electric Provider:** Ameren IL **Service:** **Location:** On Site

**Telecom Provider:** **Service:** **Location:**

**Listing Broker(s)**

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