# High Visibility / High Growth Area

1073 Hartman Ln., O'Fallon, IL 62269





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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)



**SALE PRICE: \$774,000** 

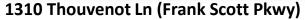
### **AREA MAP**











- 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

#### **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.

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)



#### **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**

City of O'Fallon On Site Water Provider: Service: Location: Sewer Provider: Caseyville Township On Site Service: Location: Gas Provider: Location: On Site Ameren IL Service: On Site **Electric Provider:** Ameren IL Service: Location:

Telecom Provider: Service: Location:

#### Listing Broker(s)

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