

# 2.96+/- ACRES FOR SALE HIGH VISIBILITY/HIGH GROWTH AREA

1073 Hartman Ln., O'Fallon, IL 62269



**BARBERMURPHY**  
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# AREA MAP

Property Address



## LOCATION OVERVIEW

Located on Hartman Lane with over 33,000 ADT at the development corner. The site is contiguous with the new multi-family development of Thirteen01 Hartman Lakes with over 200 units and a second phase of 120 Villas.

- Frontage: 194'  
Depth: 609'
- I-64 (1.5 miles)
- 33,000 ADT
- Utilities on Site

# LAND PROPERTY SUMMARY

1073 HARTMAN LANE

**LISTING #** 2165

## LOCATION DETAILS:

Parcel #: 03-35.0-400-014  
County: IL - St. Clair  
Zoning: Comm. Bus. - City of O'Fallon

## PROPERTY OVERVIEW:

Lot Size: 2.96 Acres  
Min Divisible Acres: 2.96  
Max Contig Acres: 2.96  
Frontage: 194+/-  
Depth: Varies up to 609'+/-  
Topography: Flat  
Archeological: Yes  
Environmental: Yes  
Survey: Yes

## TAX INCENTIVE ZONES:

TIF District: No  
Enterprise Zone: No  
Opportunity Zone: No  
Foreign Trade Zone: No

## TRANSPORTATION:

Interstate Access: I-64

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 33,945 Corner of F.S.P.W. and Hartman Lane  
Taxes: \$664.90  
Tax Year: 2023



## SALE INFORMATION:

Sale Price: \$695,000  
Price / Acre: \$234,797  
\$/SF (Land): \$5.39

## UTILITY INFO:

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

## PROPERTY DESCRIPTION:

2.96+/- Acres of commercial ground adjoining the Rainstorm Tunnel Car Wash and Christian Brothers Automotive, at the corner of Frank Scott Parkway and Hartman Lane.

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