

2.96+/- ACRES FOR SALE IN A HIGH VISIBILTY/HIGH GROWTH AREA

1073 Hartman Ln., O'Fallon, IL 62269



Google Earth

BARBERMURPHY
 COMMERCIAL REAL ESTATE SOLUTIONS
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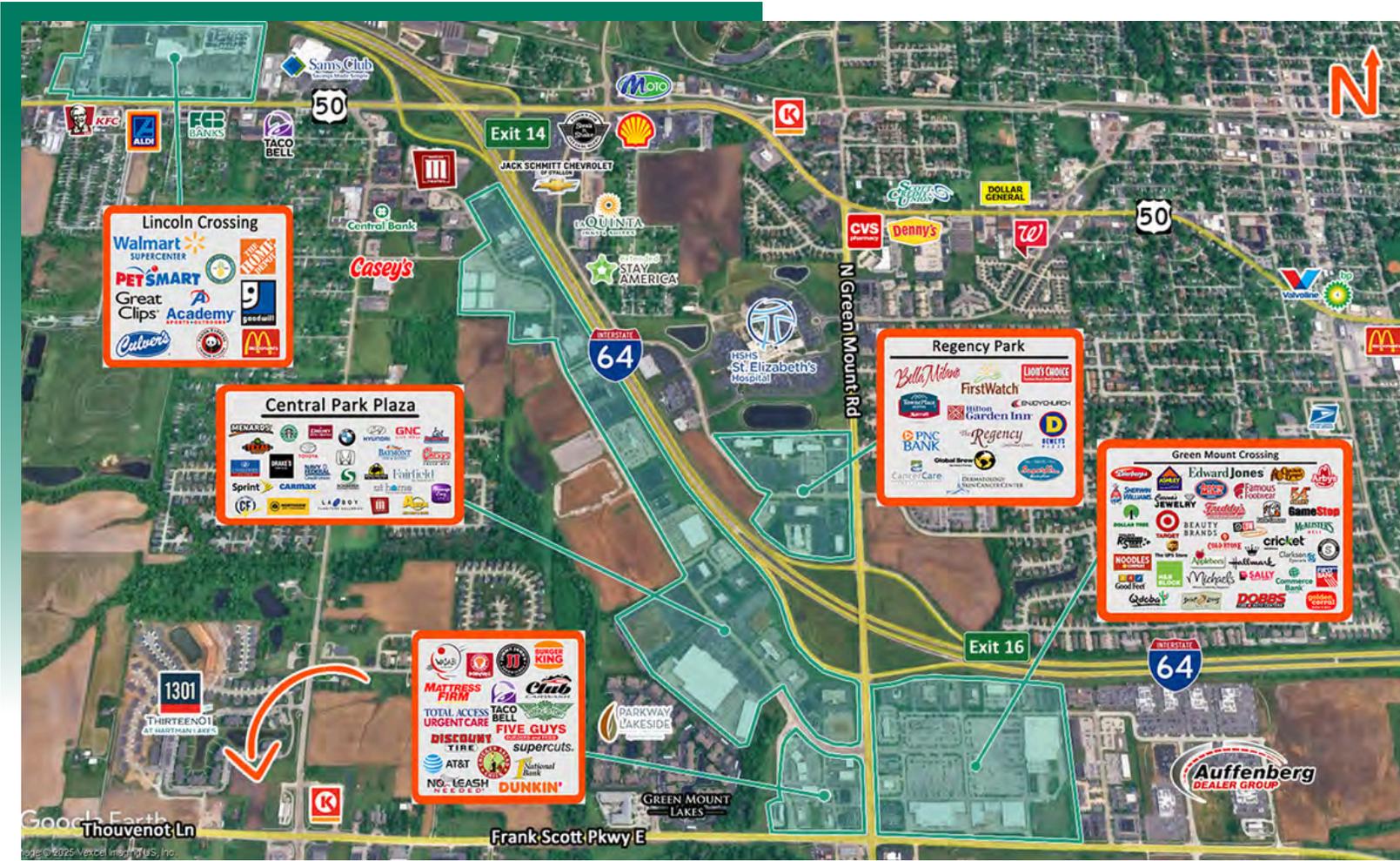
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1073 Hartman Ln., O'Fallon, IL 62269




Frontage: 194'
Depth: 609'


33,000 ADT


I-64 (1.5 miles)


Utilities on Site

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.

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: \$595,000
Price / Acre: \$201,014
\$/SF (Land): \$4.61

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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