# 3.11+/- ACRE REDEVELOPMENT SITE

1038 Hartman Lane, O'Fallon, IL 62269





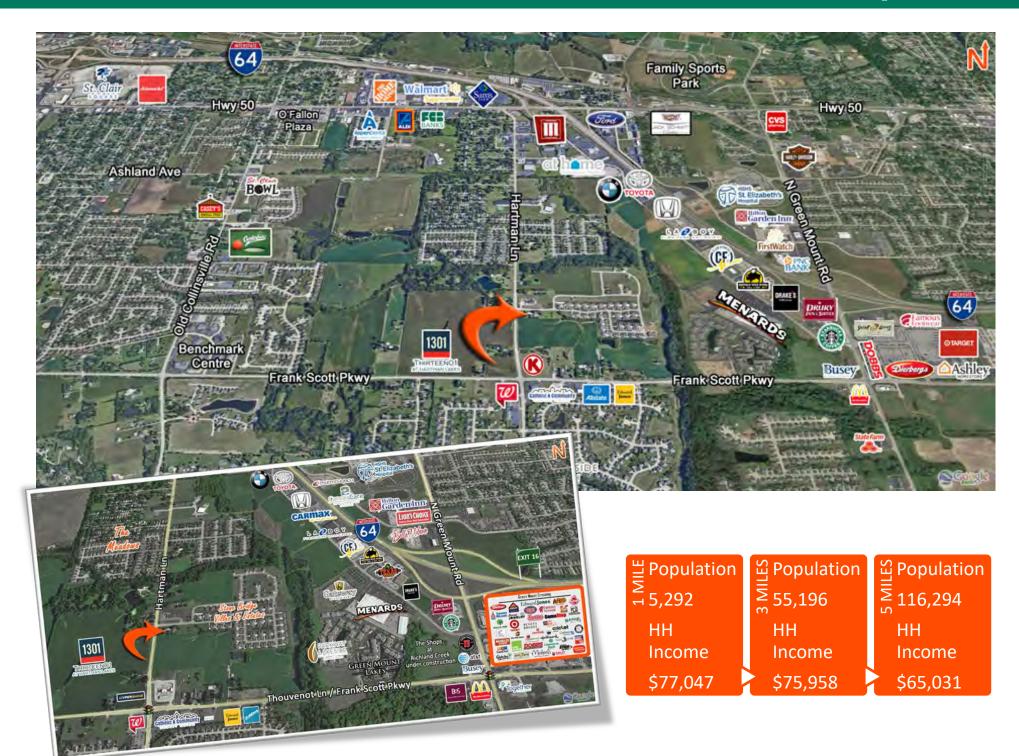
COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Matt Barriger C: 618.973.5507 MattB@barbermurphy.com



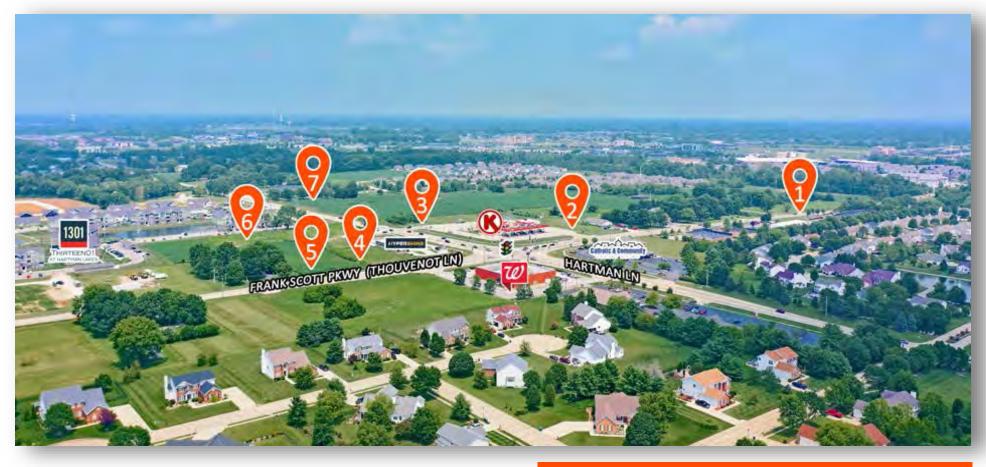




## AREA MAPS & DEMOGRAPHICS



### **ADDITIONAL SITES**



SITE 1: 1202 Frank Scott Pkwy – 2.77 Acres

SITE 2: 1238 Thouvenot Ln – 0.69 Acres

<u>SITE 3: 1084 Hartman Ln – 0.88 Acres</u>

SITE 4: 1310 Thouvenot Ln – 1.26 Acres

SITE 5: 1318 Thouvenot Ln – 2.93 Acres

SITE 6: 1073 Thouvenot Ln – 2.96 Acres

SITE 7: 1038 Hartman Ln – 3.11 Acres

Both as home base and a regional recreational, professional and retail destination, O'Fallon is leading the national and regional trends for growth. Development continues throughout the city – and key opportunities remain.

O'Fallon is located just off I-64 (exits 16 & 19) on the West side of Scott Air Force Base and only 20 miles from St. Louis, MO.

https://www.ofallonillinois.org/



Listing No: 2430

Land

1038 Hartman Lane O'Fallon, IL 62269

#### **SALE INFORMATION:**

 For Sale:
 Yes

 Sale Price:
 \$685,000

 Sale Price/Acre:
 \$220,257

 Sale Price/SF:
 \$5.05

#### LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

#### **Comments**

One Block North of the intersection of Frank Scott Parkway and Hartman Lane. With 33,000+ CPD. All utilities on or adjoining site. Corner lot with new commercial, SFR and multi-family developments surrounding site.

Total Acres Available: 3.11 Min Divisible Acres: 3.11

#### LAND MEASUREMENTS:

 Acres:
 3.11

 Frontage:
 150+/- FT

 Depth:
 860+/- FT

Subdivide Site: No

#### TRANSPORTATION:

Interstate: I-64 - (1.63 Miles)
Rail: N/A
Barge: N/A
Airport: St. Louis MidAmerica - (7.75

Miles)



#### **PROPERTY INFORMATION:**

 Parcel No:
 03-36.0-300-010
 TIF:
 No
 Property Tax:
 \$4,917.40

 County:
 St. Clair
 Enterprise Zone:
 No
 Tax Year:
 2020

Zoning: Agriculture Survey: No

Zoning By: O'Fallon Environmental: No Traffic Count: 33,945 Corner of F.S.P.W. and Hartman Lane

Complex: Archaeological: No Topography: Flat

#### **UTILITY INFORMATION**

Water Provider:City of O'FallonService:Location:Along Hartman LaneSewer Provider:Caseyville SewerService:Location:Neighboring Property

Gas Provider:Ameren ILService:Location:On SiteElectric Provider:Ameren ILService:Location:On Site

Telecom Provider: Service: Location:

#### Listing Broker(s)

Matt Barriger Office: (618) 277-4400 mattb@barbermurphy.com Cell: (618) 973-5507