

3.11+/- ACRE REDEVELOPMENT SITE

1038 Hartman Lane, O'Fallon, IL 62269



3.11+/- Acres for Sale
Utilities on/adjoining Site
Surrounded by new Commercial and Residential Development
Located only 1.6 Miles to I-64 (exit 16)

SALE PRICE: \$685,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Matt Barriger
C: 618.973.5507
MattB@barbermurphy.com





1 MILE	Population	3 MILES	Population	5 MILES	Population
	5,292		55,196		116,294
	HH		HH		HH
	Income		Income		Income
	\$77,047		\$75,958		\$65,031



SITE 1: 1202 Frank Scott Pkwy – 2.77 Acres

SITE 2: 1238 Thouvenot Ln – 0.69 Acres

SITE 3: 1084 Hartman Ln – 0.88 Acres

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

Total Acres Available: 3.11

Min Divisible Acres: 3.11

Land

LAND MEASUREMENTS:

Acres: 3.11

Frontage: 150+/- FT

Depth: 860+/- FT

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Subdivide Site: No

TRANSPORTATION :

Interstate: I-64 - (1.63 Miles)

Rail: N/A

Barge: N/A

Airport: St. Louis MidAmerica - (7.75 Miles)

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.

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'Fallon	Service:	Location: Along Hartman Lane
Sewer Provider: Caseyville Sewer	Service:	Location: Neighboring Property
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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

