# 3.11 ACRE REDEVELOPMENT SITE

1038 Hartman Ln., O'Fallon, IL 62269





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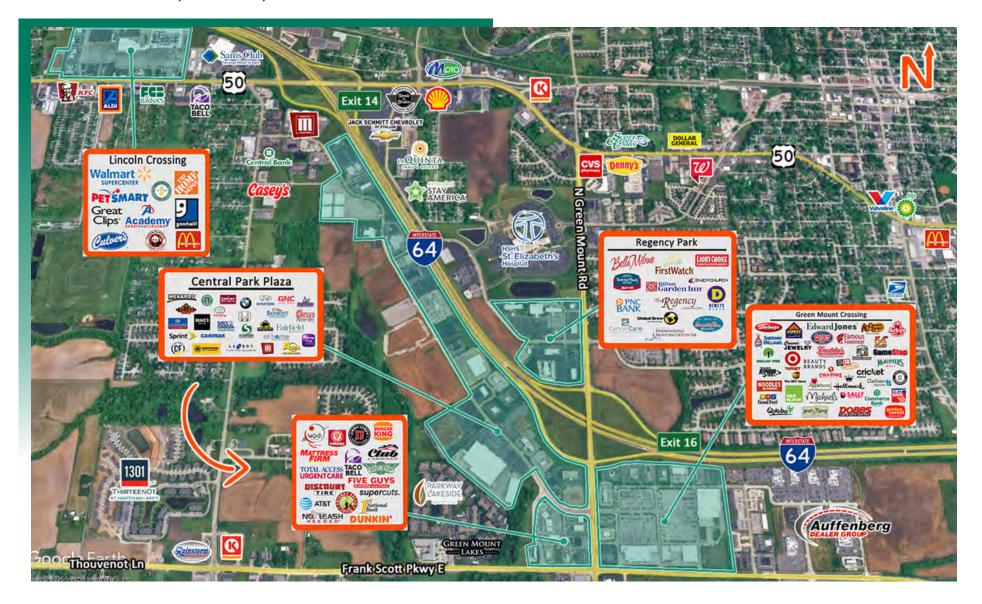






## **AREA MAP**

1038 Hartman Ln., O'Fallon, IL 62269



## **LOCATION OVERVIEW**

One Block North of the intersection of Frank Scott Parkway and Hartman Lane. With 33,000+ CPD.



## LAND PROPERTY SUMMARY

#### 1038 HARTMAN LN

**LISTING** # 2430

## **LOCATION DETAILS:**

Parcel #: 03-36.0-300-010

County: IL - St. Clair

Zoning: Agriculture - O'Fallon

#### **PROPERTY OVERVIEW:**

Lot Size: 3.11 Acres

Min Divisible Acres: 3.11

Max Contig Acres: 3.11

Frontage: 150+/Depth: 860+/Topography: Flat
Archeological: No
Environmental: No

## **TAX INCENTIVE ZONES:**

Survey:

TIF District: No Enterprise Zone: No

Opportunity Zone: No

Foreign Trade Zone: No

## TRANSPORTATION:

Interstate Access: I-64

#### **DEMOGRAPHICS/FINANCIAL INFO:**

Traffic Count: 33,000 Corner of F.S.P.W. and Hartman Lane

No

Taxes: \$5,565.80 Tax Year: 2024



#### **SALE INFORMATION:**

 Sale Price:
 \$685,000

 Price / Acre:
 \$220,257

 \$/SF (Land):
 \$5.06

### **UTILITY INFO:**

Water Provider: City of O'Fallon
Water Location: Along Hartman Lane
Sewer Provider: Caseyville Sewer
Sewer Location: Neighboring Property

Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

#### PROPERTY DESCRIPTION:

3.11+/- Acre Site. Heavily trafficked area with 33,000 ADT. 150' of Frontage on Hartman Lane. Utilities on/adjoining Site. Surrounded by new Commercial and Residential Development. Corner lot with new commercial, SFR and multi-family developments surrounding site.

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