

# 3.11 ACRE REDEVELOPMENT SITE

1038 Hartman Ln., O'Fallon, IL 62269



SALE PRICE: \$685,000

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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  
**Survey:** No

## 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:** 33,000 Corner of F.S.P.W. and Hartman Lane  
**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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