

1.34 Acre Development Site for Sale

702 West Hwy 50, O'Fallon, IL 62269



- 1.34 Acre Development Site for Sale with 151' of Frontage on West Hwy 50
- High Visibility Location near High Growth Intersection with 14,900 ADT
- Zoned Office District 1 and SR-2

REDUCED SALE PRICE: \$347,303 (\$5.95/SF)

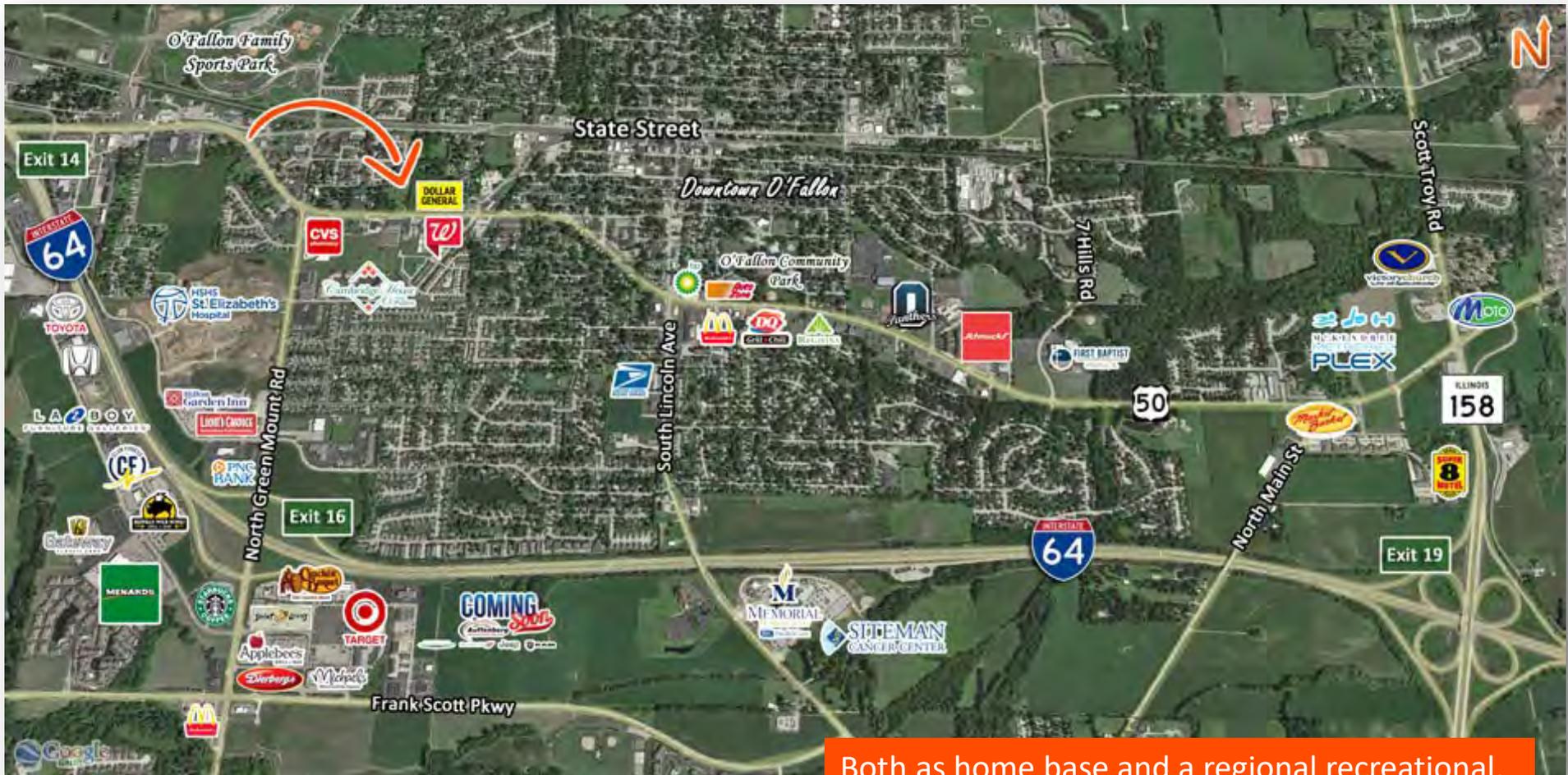
BARBERMURPHY

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1 MILE	3 MILES	5 MILES
Population 7,813	Population 46,036	Population 88,116
HH Income \$65,027	HH Income \$82,174	HH Income \$76,645

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: 2458**Total Acres Available:** 1.34**Min Divisible Acres:** 1.34**Land**702 W Highway 50
OFallon, IL 62269**LAND MEASUREMENTS:****Acres:** 1.34**Frontage:** 151 FT**Depth:** 383 FT**Subdivide Site:****SALE INFORMATION:****For Sale:** Yes
Sale Price: \$347,303
Sale Price/Acre:
Sale Price/SF: \$5.95**TRANSPORTATION :****Interstate:** I-64
Rail:
Barge:
Airport: Mid America**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

1.34 Acres available on main thoroughfare in O'Fallon. Great potential on a highly developed corridor near the intersection of US Highway 50 and Green Mount Rd.

PROPERTY INFORMATION:**Parcel No:** 04-30.0-300-015; 04-30.0-300-021
County: St. Clair
Zoning: Office District (P); SR-2
Zoning By: City of O'Fallon
Complex:**TIF:** No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$683.28
Tax Year: 2020
Traffic Count: 14,900
Topography: Level and Cleared**UTILITY INFORMATION****Water Provider:** O'Fallon
Sewer Provider: O'Fallon
Gas Provider: Ameren IL
Electric Provider: Ameren
Telecom Provider:**Service:**
Service:
Service:
Service:
Service:
Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:**Listing Broker(s)**Terry Johnson
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