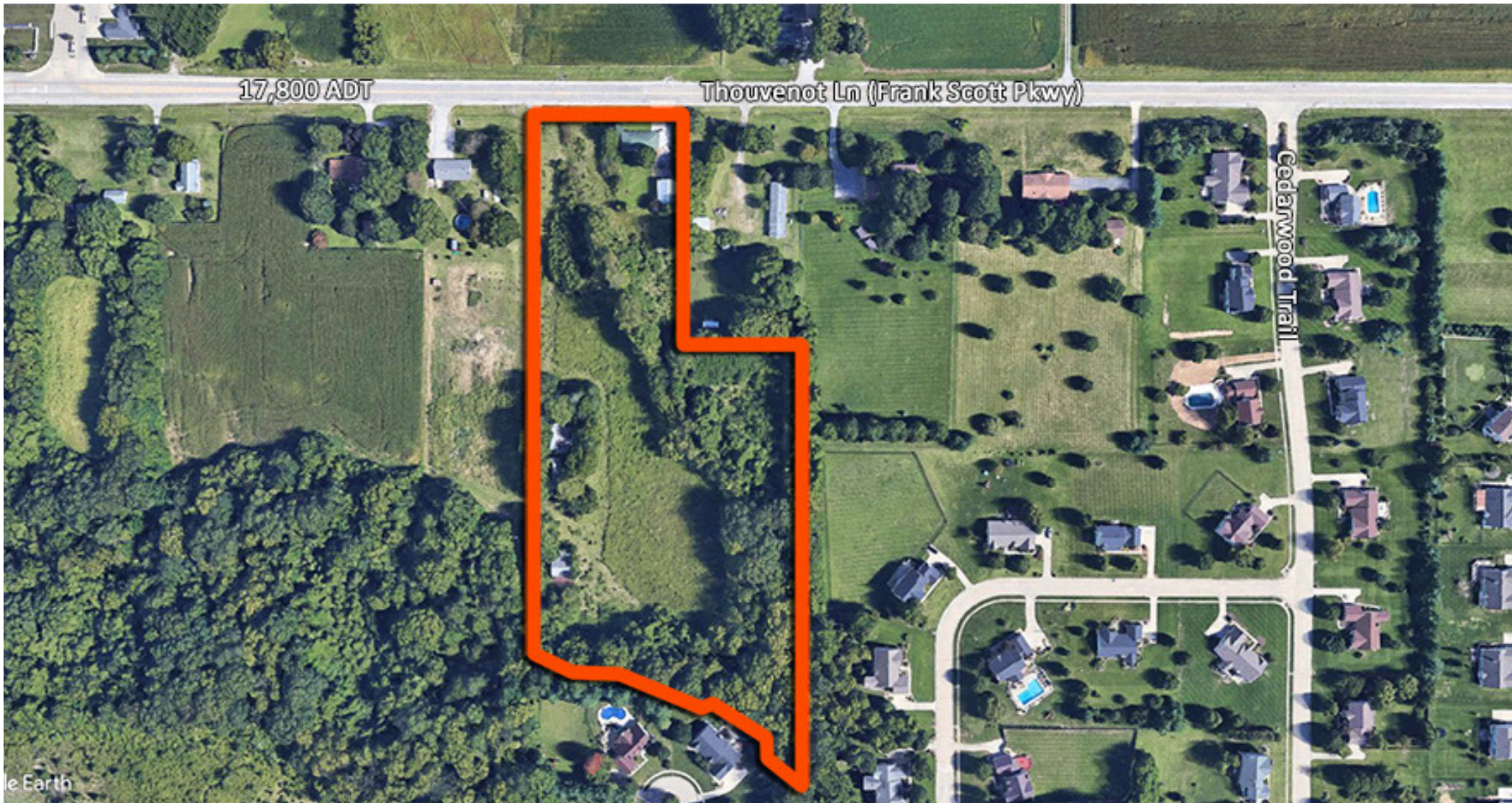


# 8 ACRE DEVELOPMENT SITE WITH 250' OF FRONTAGE

1429-1437 Thouvenot Lane, (Frank Scott Pkwy), O'Fallon, IL 62269



**BARBERMURPHY**

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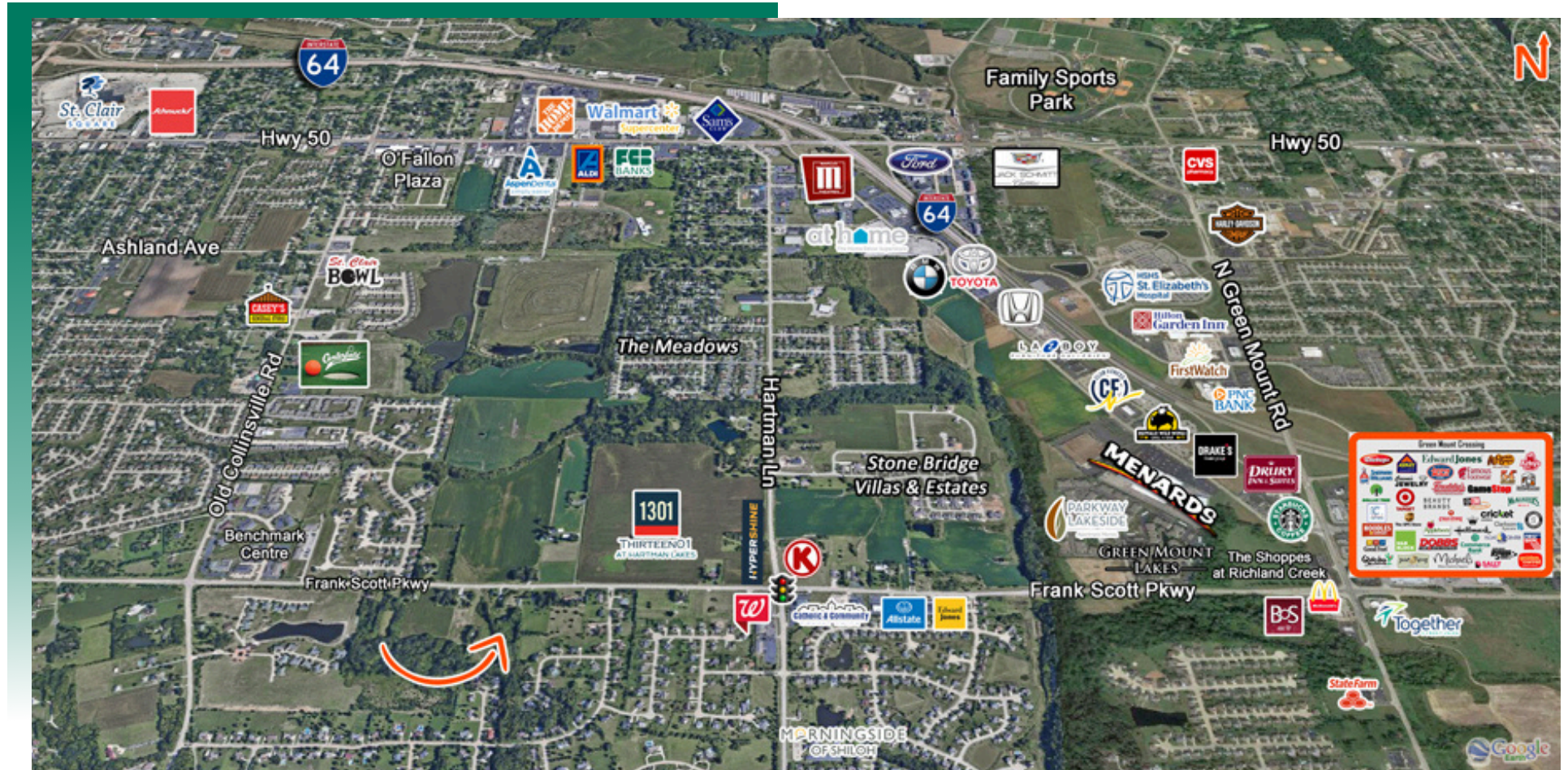
collinf@barbermurphy.com





# AREA MAP

1429-1437 THOUVENOT LANE (FRANK SCOTT PARKWAY), O'FALLON, IL 62269



## LOCATION OVERVIEW

- 8 Acres for sale in high visibility area
- All utilities are on site
- Zoned planned business
- 250' of frontage
- 0.33 acre parcel including a house with 100' of frontage



Frontage: 250'  
Depth: irregular



17,800 ADT



I-64



Flat to rolling  
Topography



# PARCELS

1429-1437 THOUVENOT LANE (FRANK SCOTT PARKWAY), O'FALLON, IL 62269

1429 THOUVENOT



7.62 Acres

- All utilities on site
- Zoned Planned Business
- Parcel #: 08-02.0-200-022
- 150 FT Frontage

**Reduced Sale Price: \$639,000**

1437 THOUVENOT



0.33 Acres including the house

- All utilities on site
- Zoned Planned Business
- Parcel #: 08-02.0-200-001
- 150 FT Frontage

**Sale Price: \$160,000**

# LAND PROPERTY SUMMARY

1429 & 1437 THOUVENOT LANE

**LISTING #** 2562

## LOCATION DETAILS:

**Parcel #:** 08-02.0-200-001/022  
**County:** IL - St. Clair  
**Zoning:** Planned Business - Village of

## PROPERTY OVERVIEW:

**Lot Size:** 7.95 Acres  
**Min Divisible Acres:** 0.33  
**Max Contig Acres:** 7.95  
**Frontage:** 250'  
**Depth:** IRR  
**Land Status:** Vacant  
**Topography:** flat to rolling  
**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:** 17,800  
**Taxes:** \$4,178.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** 1429 Thouvenot - 7.62 AC Site - \$639,000  
1437 Thouvenot - 0.33 AC Site - \$160,000

## UTILITY INFO:

**Water Provider:** Village of Swansea  
**Water Location:** On Thouvenot Lane  
**Sewer Provider:** St. Clair Township  
**Sewer Location:** On Thouvenot Lane  
**Gas Provider:** Ameren IL  
**Gas Location:** On Thouvenot Lane  
**Electric Provider:** Ameren IL  
**Electric Location:** On Thouvenot Lane

## PROPERTY DESCRIPTION:

Land Development Site with All Utilities and Zoned Planned Business.  
1429 Thouvenot Lane includes the house and 0.33 Acres for \$160,000  
1437 Thouvenot Lane includes 7.62 Acres of land for \$639,000

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