

# 8 ACRE DEVELOPMENT SITE WITH 250' OF FRONTAGE

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



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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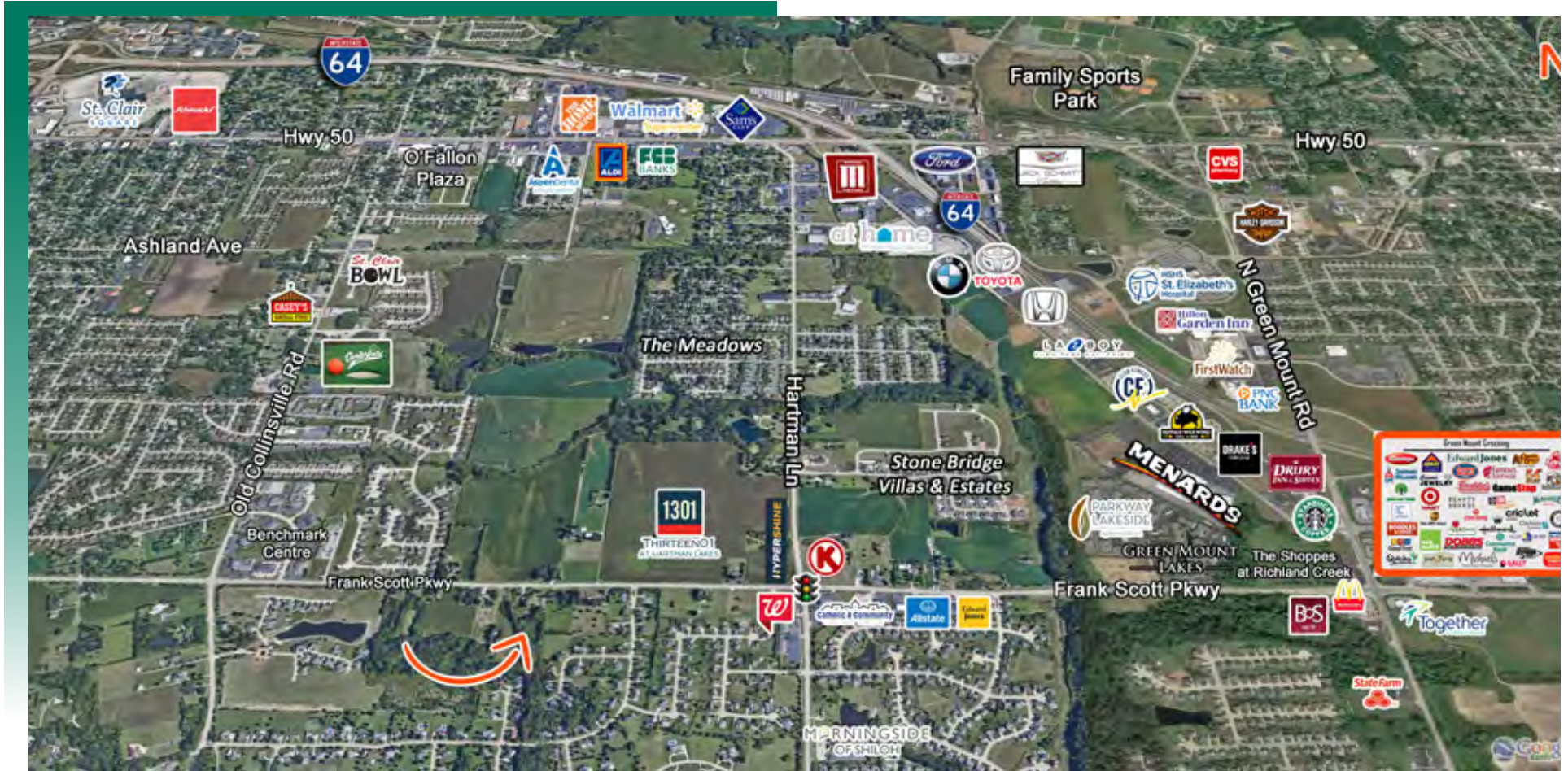
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# AREA MAP

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
- .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

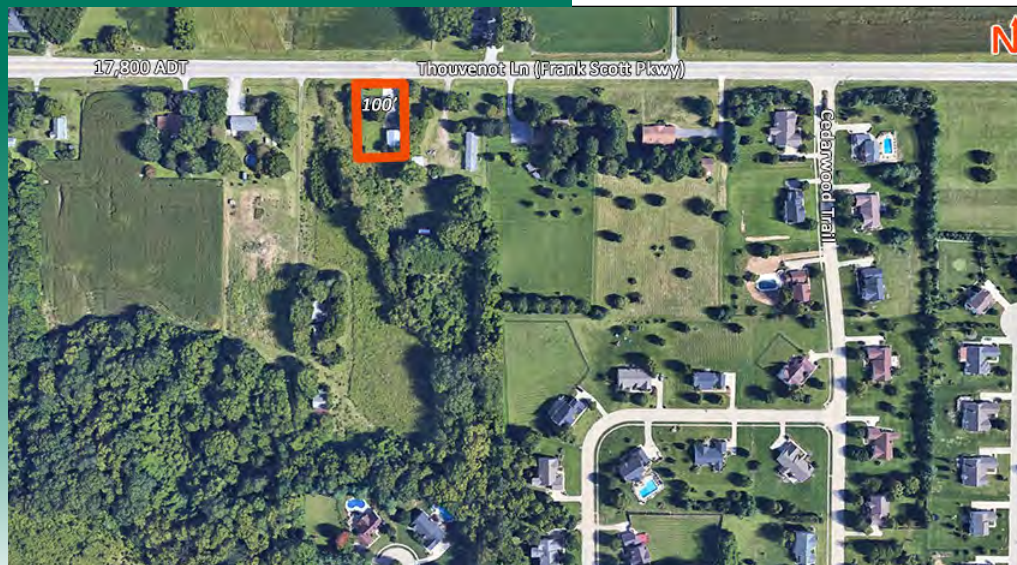


7.62 Acres

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

Sale Price: \$650,000

1437 THOUVENOT



.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

**Listing No:** 2562**Total Acres Available:** 7.95**Min Divisible Acres:** .33**Land**1429 & 1437 Thouvenot Lane  
OFallon, IL 62269**LAND MEASUREMENTS:****Acres:** 7.95  
**Frontage:** 250 FT  
**Depth:** IRR FT  
**Subdivide Site:** No**SALE INFORMATION:****For Sale:** Yes  
**Sale Price:** \$810,000  
**Sale Price/Acre:** \$101,887  
**Sale Price/SF:** \$2.34**TRANSPORTATION :****Interstate:** I-64  
**Rail:**  
**Barge:**  
**Airport:****LEASE INFORMATION:****For Lease:** No  
**Lease Rate:**  
**Lease Term:****PROPERTY INFORMATION:****Parcel No:** 08-02.0-200-001/022  
**County:** St. Clair  
**Zoning:** Planned Business  
**Zoning By:** Village of Swansea  
**Complex:****TIF:**  
**Enterprise Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$4,463.00  
**Tax Year:** 2022  
**Traffic Count:** 17,800  
**Topography:** flat to rolling**Comments**

Land Development Site with All Utilities and Zoned Planned Business. Excellent Location with 250' of frontage on Thouvenot Lane (Frank Scott Pkwy). Less than 2 miles from I-64.

1429 Thouvenot Lane(.33 Acre with house):  
\$160,0001437 Thouvenot Lane (7.62 Acres):  
\$650,000**UTILITY INFORMATION****Water Provider:** Village of Swansea  
**Sewer Provider:** St. Clair Township  
**Gas Provider:** Ameren  
**Electric Provider:** Ameren  
**Telecom Provider:****Service:** **Location:** On Thouvenot Lane  
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**Service:** **Location:** On Thouvenot Lane  
**Service:** **Location:** On Thouvenot Lane**Listing Broker(s)**Collin Fischer CCIM  
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