

FOR SALE

7+ ACRE REDEVELOPMENT SITE ON HWY 50 WITH 350' OF FRONTAGE

HWY 50, O'Fallon, IL 62269



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer – CCIM
C: 618.420.2376
CollinF@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- 7+ Acres with 350' of frontage on Hwy 50
- Exposure to 80,000 ADT on I-64
- 100,000 people live within 5 miles & nearly 250,000 people with 10 miles
- 15 miles from St. Louis; 10 miles from Scott Air Force Base

SALE PRICE: \$3,200,000

BARBERMURPHY

Listing No: 2564**Total Acres Available:** 7.05**Min Divisible Acres:****Land**7+ AC at I-64 and Hwy 50 in
O'Fallon IL
1404 | 1408 W. US Hwy 50
O'Fallon, IL 62269**LAND MEASUREMENTS:****Acres:** 7.05
Frontage: 350 FT
Depth: 1,000 FT
Subdivide Site: No**TRANSPORTATION :****Interstate:** I-64
Rail:
Barge:
Airport:**SALE INFORMATION:****For Sale:** Yes
Sale Price: \$3,200,000
Sale Price/Acre:
Sale Price/SF:**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**20,500 ADT on US Hwy 50 and ~80,000 ADT
on I-64**PROPERTY INFORMATION:****Parcel No:** 03-26.0-200-016|201-008
County: St. Clair
Zoning: B-1
Zoning By: O'Fallon
Complex:**TIF:**
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$30,475.66
Tax Year: 2020
Traffic Count: 80000
Topography: Flat**UTILITY INFORMATION****Water Provider:** O'Fallon
Sewer Provider: Caseyville Township
Gas Provider: Ameren
Electric Provider: Ameren
Telecom Provider:
Service: 12"
Service: 12" Gravity
Service:
Service:
Location: Site
Location: Site
Location: Site
Location: Site**Listing Broker(s)**Collin Fischer CCIM
Office: (618) 277-4400
collinf@barbermurphy.com
Cell: (618) 420-2376