FOR7+ ACRE REDEVELOPMENT SITESALEON HWY 50 WITH 350' OF FRONTAGE

HWY 50, O'Fallon, IL 62269

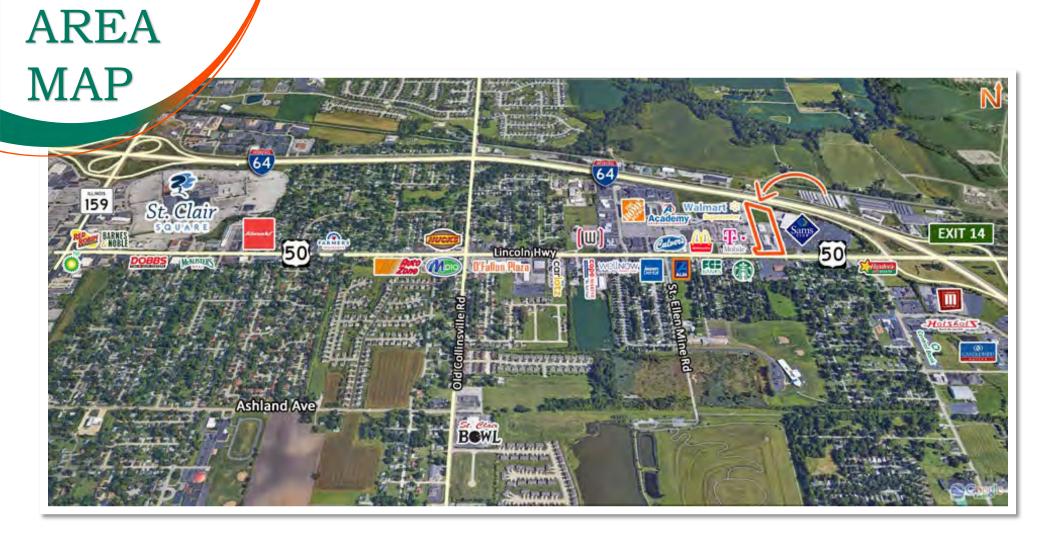


BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

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.



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

BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No:

Land

7+ AC at I-64 and Hwy 50 in O'Fallon IL 1404 | 1408 W. US Hwy 50 O'Fallon, IL 62269

For Sale:	Yes
Sale Price:	\$3,200,000
Sale Price/Acre:	
Sale Price/SF:	

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

Со	mment	S

20,500 ADT on US Hwy 50 and ~80,000 ADT on I-64

Tota	l A	Acre	s A	vailable:	
			-	_	

Min Divisible Acres:

2564

LAND MEASUREMEN	TS:
Acres:	7.05
Frontage:	350 FT
Depth:	1,000 FT
Subdivide Site:	No

7.05

TRANSPORTATION :	
Interstate:	I-64
Rail:	
Barge:	
Airport:	



PROPERTY INFORMATION:						
Parcel No:	03-26.0-200-016 201-008	TIF:		Property Tax:	\$30,475.66	
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2020	
Zoning:	B-1	Survey:	No			
Zoning By:	O'Fallon	Environmental:	No	Traffic Count:	80000	
Complex:		Archaeological:	No	Topography:	Flat	

UTILITY INFORMATIC	ON				
Water Provider:	O'Fallon	Service:	12"	Location:	Site
Sewer Provider:	Caseyville Township	Service:	12" Gravity	Location:	Site
Gas Provider:	Ameren	Service:		Location:	Site
Electric Provider:	Ameren	Service:		Location:	Site
Telecom Provider:		Service:		Location:	

Listing Broker(s) Collin Fischer CCIM

Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.