

2.85-6.68 AC Commercial Sites

State Route 158 & I-64, O'Fallon, IL 62254



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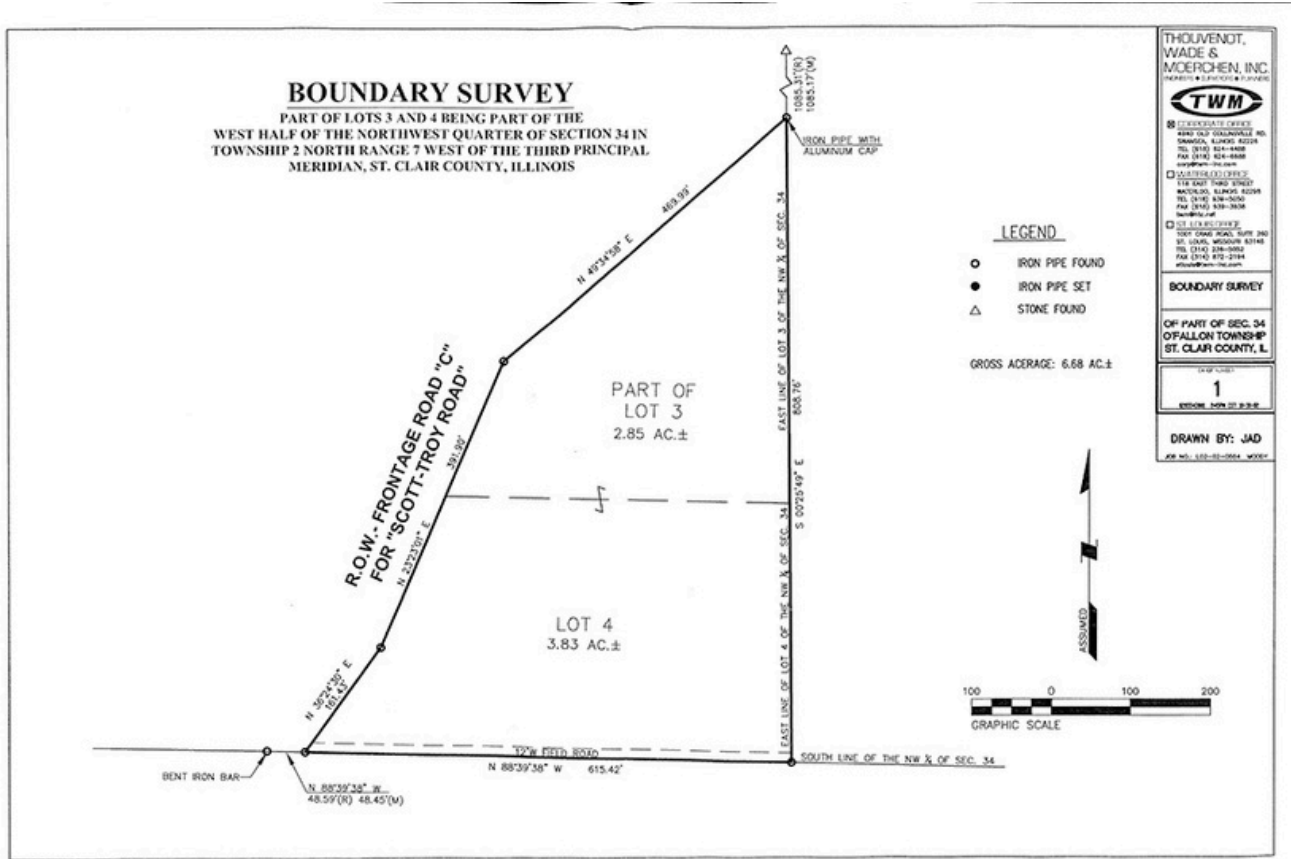
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SURVEY

State Route 158 & I-64, O'Fallon, IL 62254



Flat Topography

Frontage: 862'
Depth: 660'

Utilities At Site

Traffic Count: 20,900

6.68 Acre Development Land Opportunity

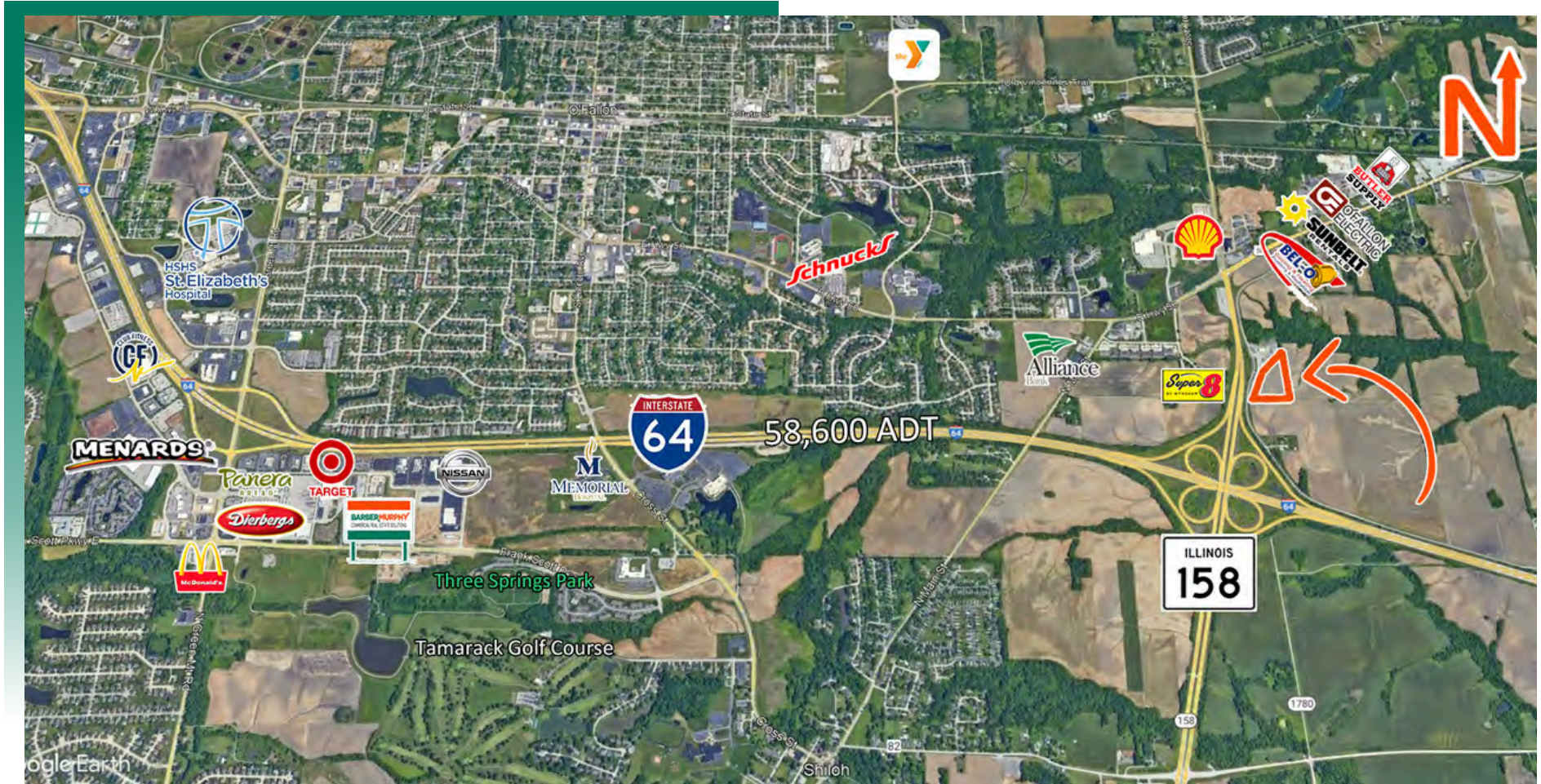
It is Zoned Agricultural Land in a high growth corridor of the St. Louis Metro East.

The property is proposed Industrial/ Business Park.



AREA MAP

State Route 158 & I-64, O'Fallon, IL 62254



LOCATION OVERVIEW

Located East of IL Route 158 and I-64 exchange with direct access to US Highway 50 via Shiloh Valley Township Line Rd. Only 5 minutes from Scott Air Force Base Shiloh gate, 9 minutes from Mid-America St. Louis Airport and 25 minutes from downtown St. Louis, MO.

EXIT

Exit 19 B



I-64

LAND PROPERTY SUMMARY

#2917

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SALE INFORMATION:

Sale Price: \$501,000
Sale Price/Acre: \$75,000
Sale Price/SF: \$1.72

LAND MEASUREMENTS:

Acres: 6.68 AC
Total Acres Available: 6.68 AC
Min Divisible Available: 2.85 AC
Frontage: 862 FT
Depth: 660 FT
Subdivide Site: YES

PROPERTY INFORMATION:

Parcel No: 04-34.0-100-009
County: St. Clair
Zoning: Agricultural
Prior Use: -
Traffic Count: 20,900
TIF: NO
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: YES
Environmental: NO
Archaeological: NO
Property Tax: \$190.12
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: IL American
Location: At Site
Sewer Provider: -
Location: -
Gas Provider: Ameren Illinois
Location: At Site
Electric Provider: Ameren Illinois
Location: At Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-64
Rail: -
Barge: -
Airport: 9 min. from MidAmerica
St. Louis Airport

COMMENTS:



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