

Industrial Sites

Mid-America Commerce Center

Shiloh Valley Township Line Rd. & Route 158 / I-64 / Rieder Rd., O'Fallon, IL 62269



BARBERMURPHY

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Property Summary

Development Sites in the Rapid Growth Corridor of St. Louis Metro East

Located along I-64 between IL Route 158 (Exit 19) & Rieder Rd. (Exit 21)

Interstate Visibility and Frontage with 43,000 ADT

Adjacent Mid America Airport and Nearby Scott Air Force Base

Mid America Enterprise Zone

SALE PRICE: \$45,000 - \$65,000 per Acre

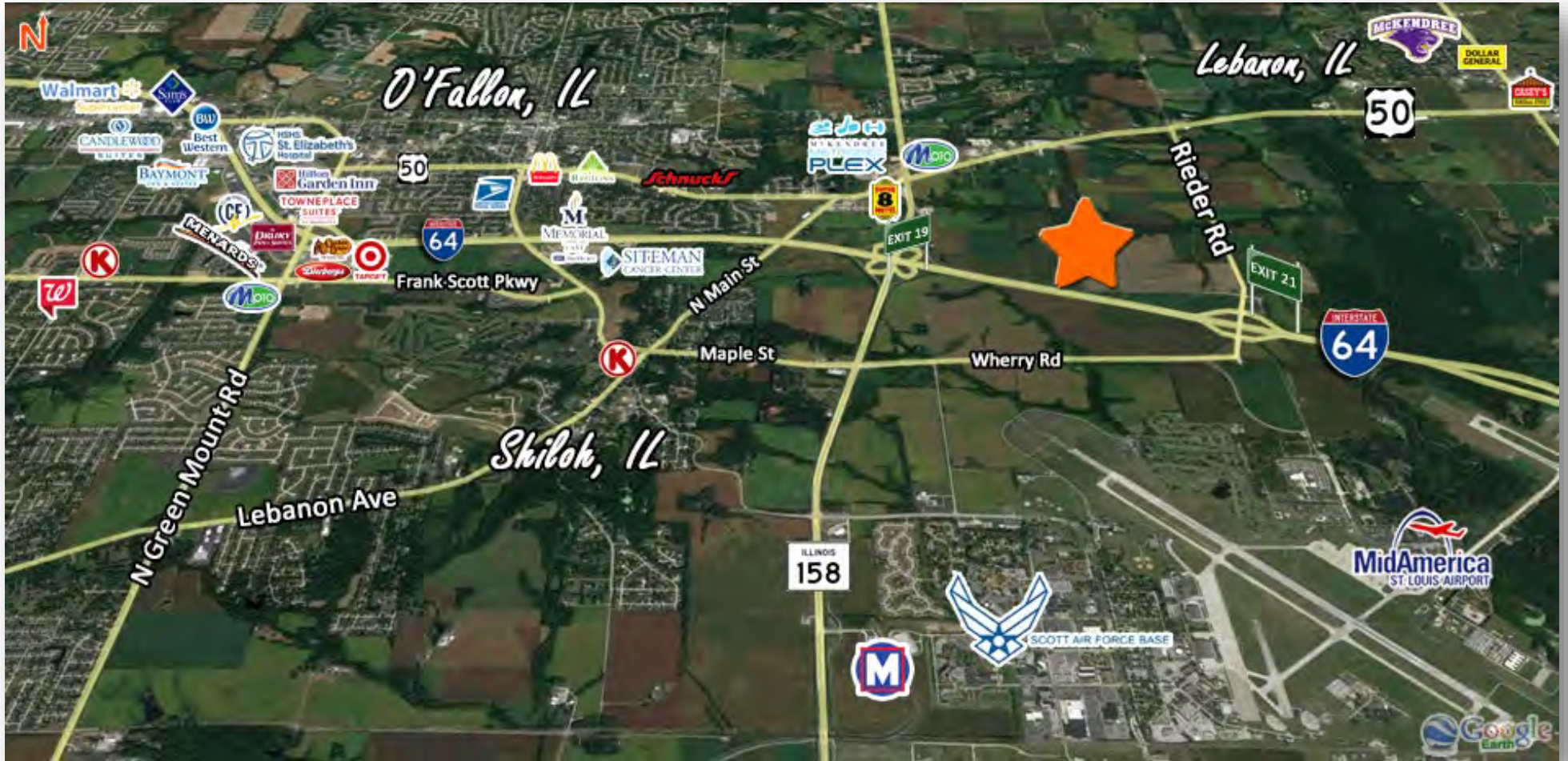
PRICING SHEET



Parcel 1: 70 Acres - \$45,000/Acre (Enterprise Zone)
Parcel 2: 32 Acres - \$55,000/Acre (Enterprise Zone)
Parcel 4: 8.8 Acres - \$65,000/Acre

Parcel 5: 12.4 Acres - \$65,000/Acre
Parcel 6: 17.8 Acres - \$50,000/Acre

AREA MAP



Listing No: 1111

Land

I-64 Development Sites
Between I-64 and IL Route 158
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: Pricing in Comments
Sale Price/Acre:
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

I-64 development opportunity located in the rapid growth corridor of the St. Louis Metro East. Property has excellent visibility along I-64, and situated within a mile of Scott Air Force Base and Mid-America Airport.

Parcel 1: 70.0 ac at \$45,000/Acre (Enterprise Zone)
Parcel 2: 32.0 ac at \$45,000/Acre (Enterprise Zone)
Parcel 4: 8.86 ac at \$60,000/Acre
Parcel 6: 17.8 ac at \$50,000/Acre

Total Acres Available: 128.66
Min Divisible Acres: 8.86

LAND MEASUREMENTS:

Acres: 128.66
Frontage: Varies FT
Depth: Varies FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: MidAmerica St. Louis

PROPERTY INFORMATION:

Parcel No: Multiple Parcel Numbers	TIF: No	Property Tax: Varies per Site
County: St. Clair	Enterprise Zone: Yes	Tax Year:
Zoning: Agriculture	Survey: No	
Zoning By: O'Fallon	Environmental: No	Traffic Count: 43,000 (I-64)
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of O'Fallon	Service: 12"	Location: N of Shiloh Valley Township Line Rd
Sewer Provider:	Service:	Location: Coming Soon
Gas Provider:	Service:	Location:
Electric Provider: Ameren IL	Service:	Location:
Telecom Provider:	Service:	Location:

Listing Broker(s)

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Listing No: 1903

Land

I-64 Development Sites
12.4 Acre Site
Between I-64 and IL Route 158
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre: \$65,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

12.44 Acre Development Site located in the City of O'Fallon. Site is visible from I-64 at Exit 19 with 43,000 ADT. Additional Parcels adjacent and near Site are also available.

Total Acres Available: 12.44

Min Divisible Acres: 12.44

LAND MEASUREMENTS:

Acres: 12.44
Frontage: Varies FT
Depth: Varies FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: MidAmerica St. Louis

PROPERTY INFORMATION:

Parcel No: Multiple Parcel Numbers	TIF: No	Property Tax: \$225.56
County: St. Clair	Enterprise Zone: No	Tax Year: 2019
Zoning: Agriculture	Survey: No	
Zoning By: O'Fallon	Environmental: No	Traffic Count: 43,000 (I-64)
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of O'Fallon	Service:	Location:
Sewer Provider:	Service:	Location:
Gas Provider:	Service:	Location:
Electric Provider: Ameren IL	Service:	Location:
Telecom Provider:	Service:	Location:

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