

# 2.18 ACRE SITE FOR SALE

647 N Main St., O'Fallon, IL 62269



COMMERCIAL DEVELOPMENT SITE

**BARBERMURPHY**

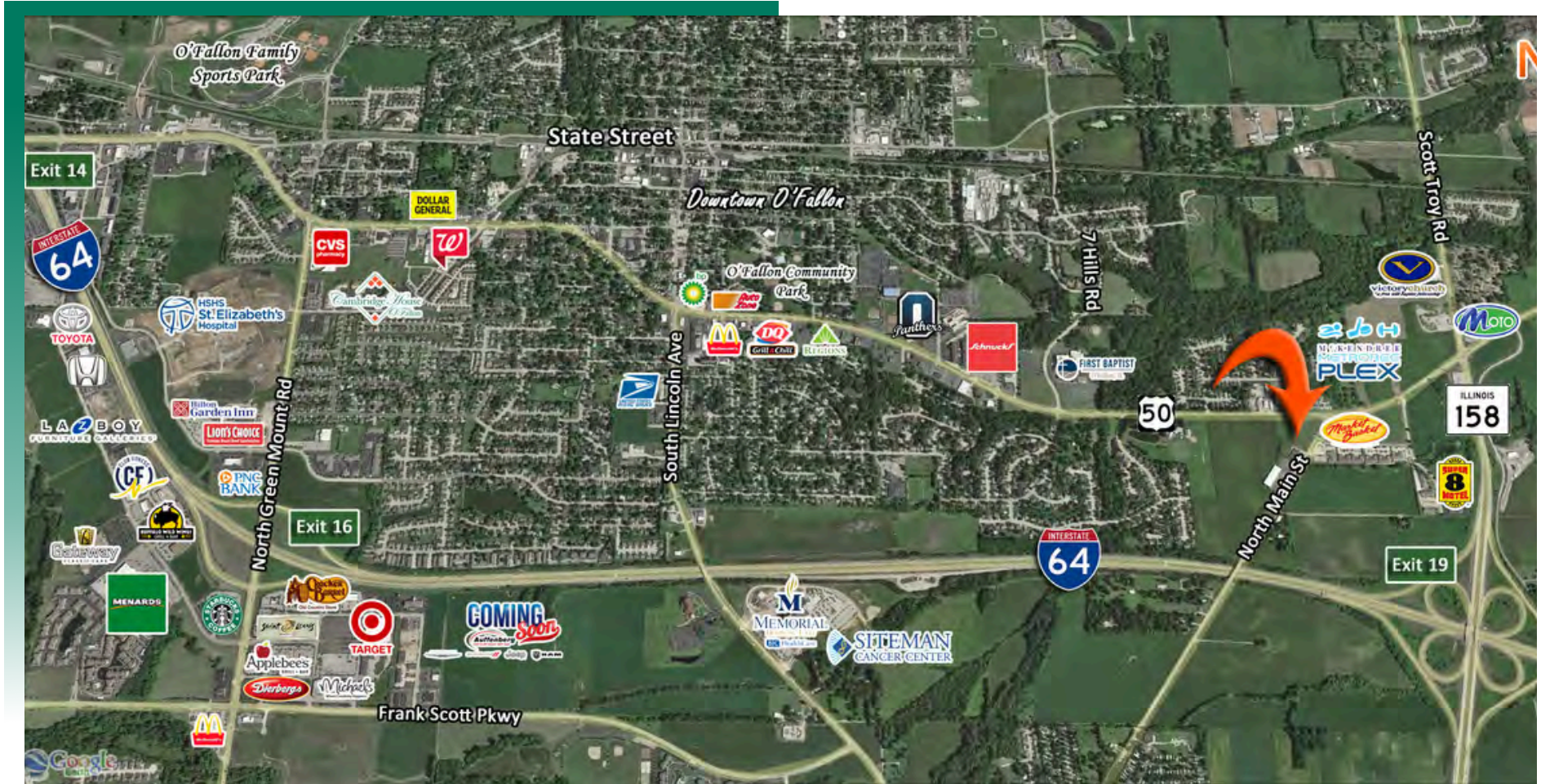
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

647 N Main St., O'Fallon, IL



## LOCATION OVERVIEW

Located 6.5 miles from St. Louis MidAmerica Airport and 2 miles from Scott Air Force Base. Access from North Main St. and from U.S. Hwy 50.

# LAND PROPERTY SUMMARY

647 NORTH MAIN STREET

**LISTING #** 1009

## LOCATION DETAILS:

**Parcel #:** 04-33.0-209-003  
**County:** IL - St. Clair  
**Zoning:** B-1 - City of O'Fallon

## PROPERTY OVERVIEW:

**Lot Size:** 2.18 Acres  
**Min Divisible Acres:** 2.18  
**Max Contig Acres:** 2.18  
**Frontage:** 427' (N Main) / 357' (Rt 50)  
**Depth:** 300+/-  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** 1.2 Miles  
**Airport Access:** 6.5 Miles

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 13,900  
**Taxes:** \$5,791.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$575,000  
**Price / Acre:** \$263,761  
**\$/SF (Land):** \$6.06

## UTILITY INFO:

**Water Provider:** City of O'Fallon  
**Water Location:** On Site  
**Sewer Provider:** City of O'Fallon  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

2.18 Acre Corner Lot located in the O'Fallon Business Park. Great location for Office, Retail, or Restaurant Site. Retention Pond on Outlot A.

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