

0.93 ACRE DEVELOPMENT LOT FOR SALE

1213 Thouvenot Lane, O'Fallon, IL 62269



BARBERMURPHY

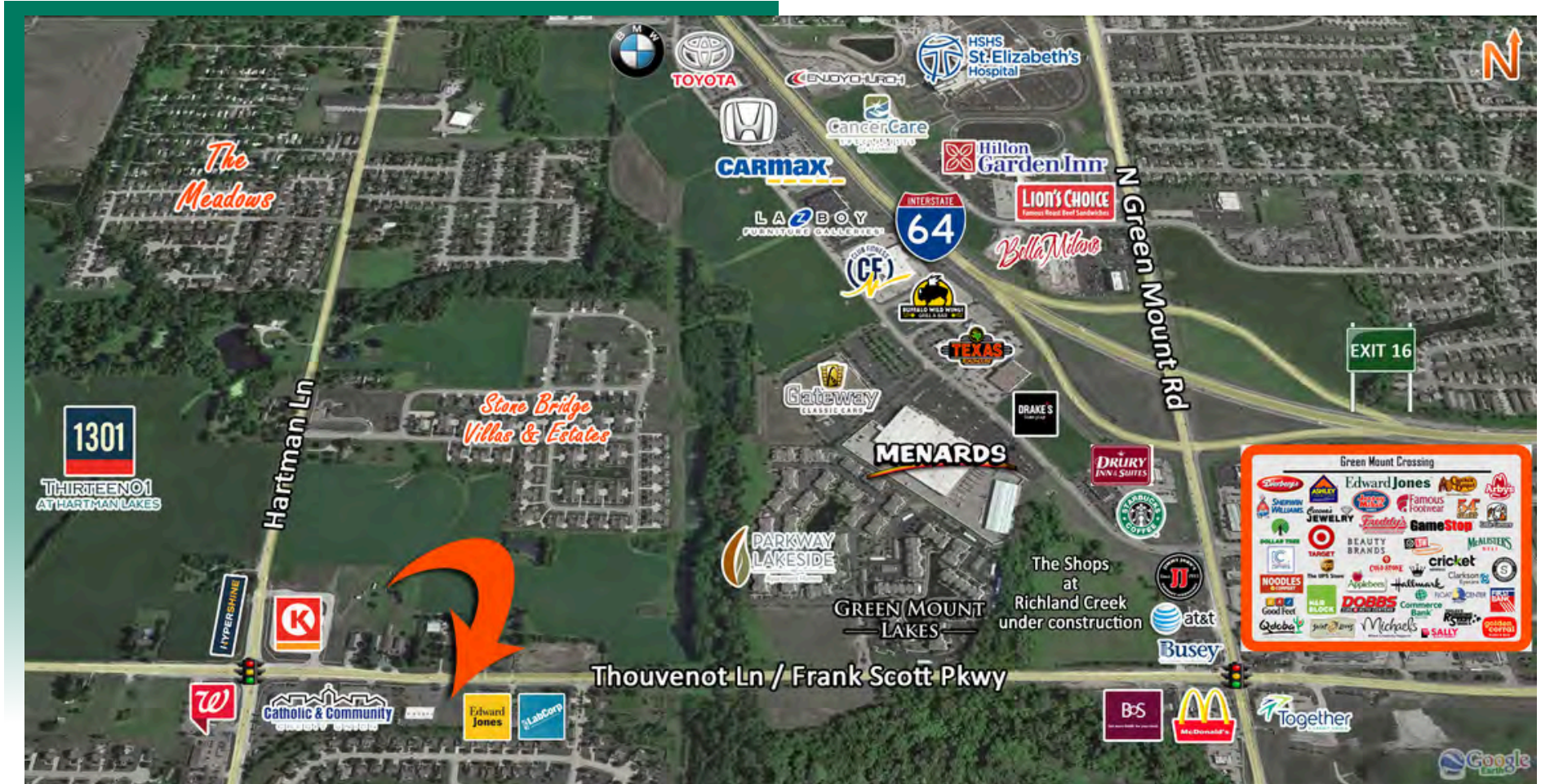
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

1213 Thouvenot Lane, O'Fallon, IL 62269



LOCATION OVERVIEW

Located 3/4 of a mile West from the intersection of Frank Scott Parkway and North Green Mount Rd.

FRONTAGE: 184'
DEPTH: 220'

13,500 ADT

I-64
EXIT
EXIT 16

LAND PROPERTY SUMMARY

1213 THOUVENOT LANE, O'FALLON, IL 62269

LISTING # 3033

LOCATION DETAILS:

Parcel #: 08-01.0-107-006
County: IL - St. Clair
Zoning: B-4

PROPERTY OVERVIEW:

Lot Size: 0.93 Acres
Min Divisible Acres: 0.93
Max Contig Acres: 0.93
Frontage: 184'
Depth: 220'
Land Status: Available
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: I-64
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,500
Taxes: \$4,740.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$499,000
Price / Acre: \$536,559
\$/SF (Land): \$12.32

UTILITY INFO:

Water Provider: Illinois American
Water Location: Adjacent to Site
Sewer Provider: Village of Shiloh
Sewer Location: Adjacent to Site
Gas Provider: Ameren IL
Gas Location: Adjacent to Site
Electric Provider: Ameren IL
Electric Location: Adjacent to Site

PROPERTY DESCRIPTION:

Level 0.93 Acre Development Lot with 184' of Frontage on Frank Scott Parkway. All Utilities Available. 13,500 Daily Traffic Count. Site is graded with a approved curb cut. B-4 Zoning by the Village of Shiloh Illinois.

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