

0.66 ACRE PARCEL FOR SALE

1906-1908 W Hwy 50, O'Fallon, IL 62269



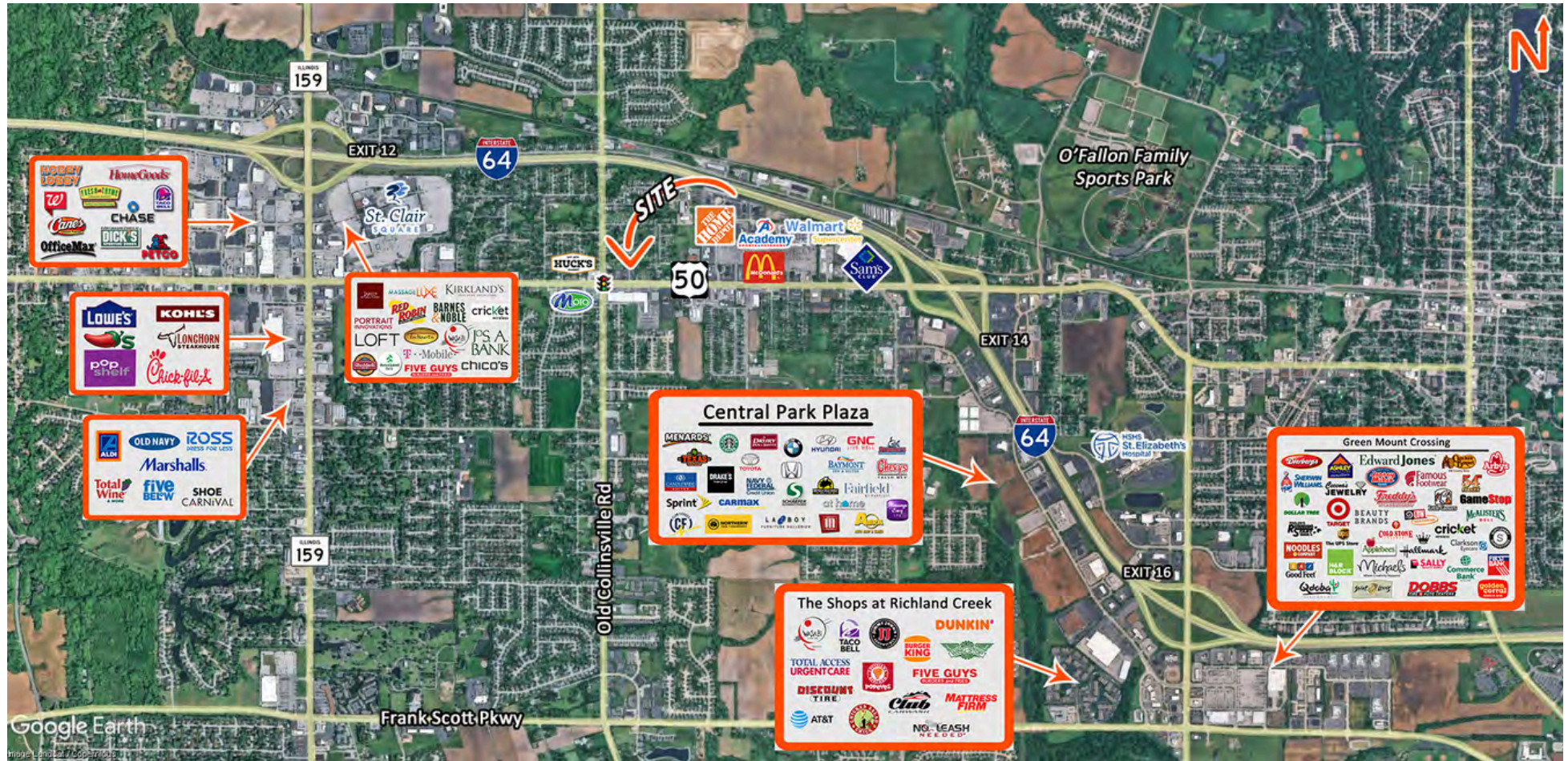
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AREA MAP

1906-1908 W Hwy 50, O'Fallon, IL



LOCATION OVERVIEW

Located just off Lincoln Highway 50, less than a mile from I-64's O'Fallon exit and 1.5 miles from I-64's Fairview Heights exit.

LAND PROPERTY SUMMARY

1906 WEST HIGHWAY 50

LISTING # 3098

LOCATION DETAILS:

Parcel #: 03-26.0-104-029; 03-26.0-104-028
County: IL - St. Clair
Zoning: B-1 (P) Planned Community Dist

PROPERTY OVERVIEW:

Lot Size: 0.66 Acres
Min Divisible Acres: 0.66
Max Contig Acres: 0.66
Frontage: 140
Depth: 203
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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 19,500
Taxes: \$524.54
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$225,000

UTILITY INFO:

Water Provider: O'Fallon
Water Location: On Site
Sewer Provider: Caseyville Township
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

The 0.66 acre site (two parcels) is in a high growth corridor with multiple retail redevelopments within a three mile radius. Future uses include general retail stores, food merchandise, coffee shops, quick service restaurants, repair service establishments, as well as professional services offices.