

# FOR SALE

Thouvenot Ln.

New Baden, IL 62265

## 40 Acres - Residential Development Site

- Preliminary plat available
- Sewer already installed
- East of Steeple View Estates, on the North side of New Baden.

**SALE PRICE:**  
**\$22,500/Acre**

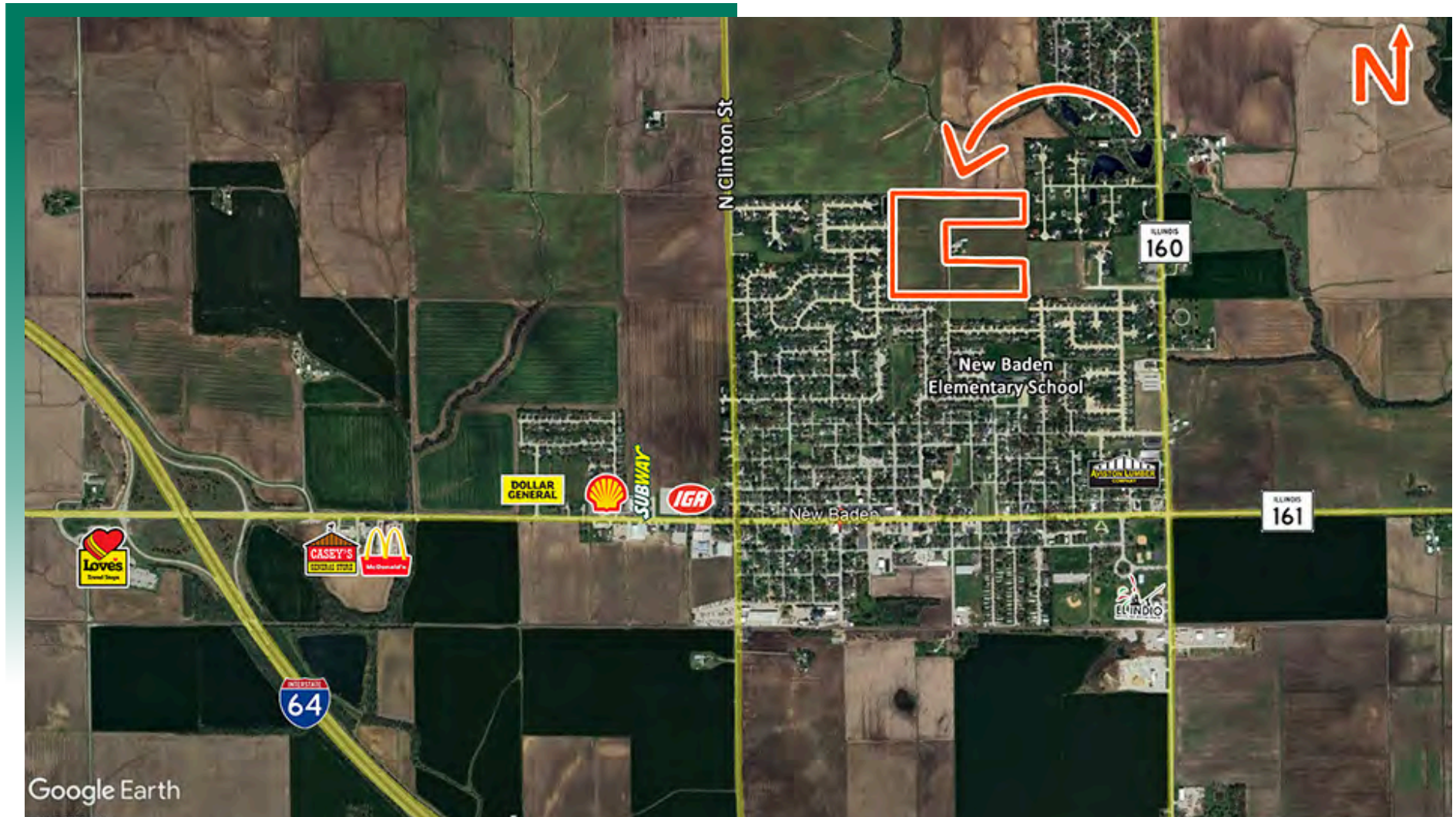
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## AREA MAP

Thouvenot Ln., New Baden, IL 62265



### LOCATION OVERVIEW

New Baden is located 11 miles east of Scott AFB on Route 161. With the Interstate 64 interchange on the west side of town (Exit 27), it's about 25 minutes from downtown St. Louis.

# LAND PROPERTY SUMMARY

THOUVENOT LANE

**LISTING #** 3111

## LOCATION DETAILS:

**Parcel #:** 11-10-07-300-004/005, 11-10-07-400-001/003  
**County:** IL - Clinton  
**Zoning:** AG

## PROPERTY OVERVIEW:

**Lot Size:** 40.0 Acres  
**Min Divisible Acres:** 40  
**Max Contig Acres:** 40  
**Frontage:** 500  
**Depth:** 375  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

## TAX INCENTIVE ZONES:

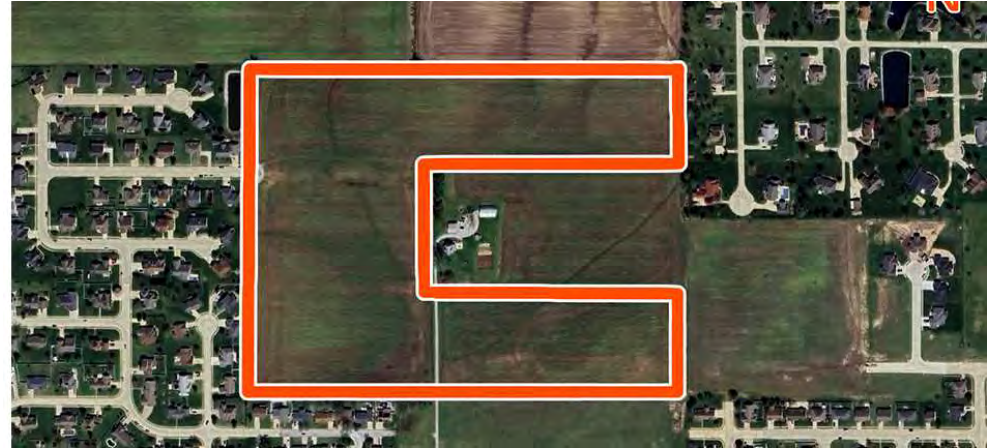
**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-64  
**Airport Access:** Midamerica St Louis Airport

## DEMOGRAPHICS/FINANCIAL INFO:

**Taxes:** \$1,361.20  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$900,000  
**Price / Acre:** \$22,500  
**\$/SF (Land):** \$0.52

## UTILITY INFO:

**Water Provider:** New Baden  
**Water Location:** On Site  
**Sewer Provider:** New Baden  
**Sewer Location:** On Site  
**Gas Provider:** Ameren  
**Gas Location:** On Site  
**Electric Provider:** Ameren  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

Great opportunity for residential development in New Baden. Preliminary plat available showing where sewer has already been installed. Land is directly east of Steeple View Estates, on the North side of New Baden.