

1010 Hartman Ln., O'Fallon, IL 62269

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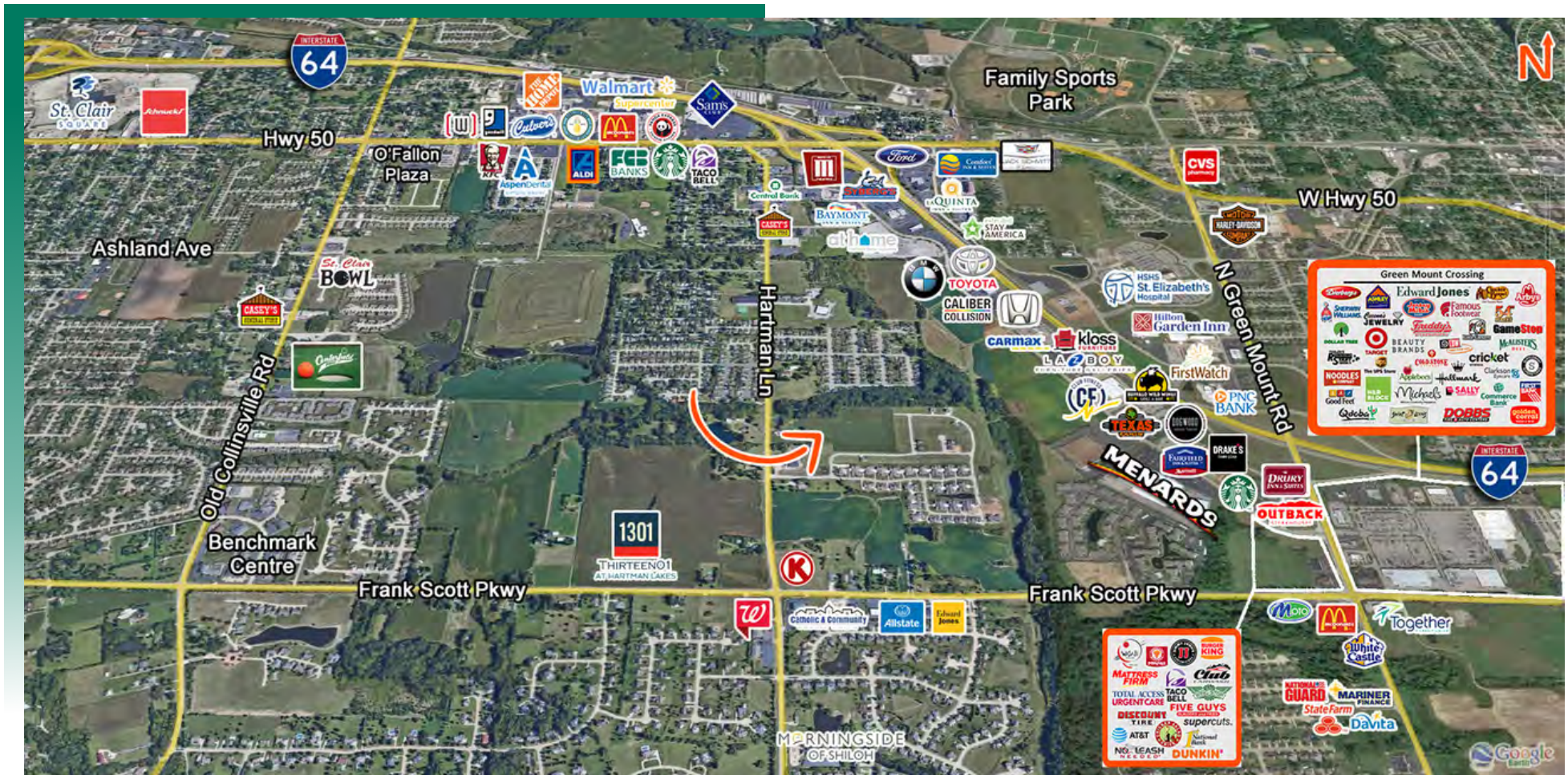
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1010 Hartman Ln., O'Fallon, IL 62269



LOCATION OVERVIEW

Located 0.35 miles North of the intersection of Frank Scott Parkway and Hartman Lane.

LAND PROPERTY SUMMARY

1010 HARTMAN LANE

LISTING # 3125

LOCATION DETAILS:

Parcel #: 03-36.0-302-010
County: IL - St. Clair
Zoning: A Agriculture

PROPERTY OVERVIEW:

Lot Size: 14.74 Acres
Min Divisible Acres: 14.74
Max Contig Acres: 14.74
Frontage: 369.41
Depth: Varies
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: 1.75 Miles from Interstate 64
Airport Access: 6 Miles from Mid-America Airport

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 11,300
Taxes: \$507.94
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$294,800
Price / Acre: \$20,000
\$/SF (Land): \$0.46

UTILITY INFO:

Water Provider: City of O'Fallon
Water Location: Adjoining Property
Sewer Provider: Caseyville Township
Sewer Location: Adjoining Property
Gas Provider: Ameren
Gas Location: Adjoining Property
Electric Provider: Ameren
Electric Location: Adjoining Property

PROPERTY DESCRIPTION:

14.74 Acres of land, partially wooded. Over 360' of frontage along Hartman Lane. Property abuts Stone Hill Subdivision. All utilities are adjoining site.