

10.78 ACRE COMMERCIAL LAND - DIVISIBLE

1457 Thouvenot Ln., O'Fallon, IL 62269



SALE PRICE: \$549,780

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

1457 Thouvenot Ln., O'Fallon, IL 62269



LOCATION OVERVIEW

Located on Thouvenot Lane (Frank Scott Parkway) between Hartman Lane and Old Collinsville Rd. High visibility site with 17,800 ADT.

LAND PROPERTY SUMMARY

1457 THOUVENOT LN

LISTING # 3211

LOCATION DETAILS:

Parcel #: 08-02.0-100-005
County: IL - St. Clair
Zoning: Planned Business

PROPERTY OVERVIEW:

Lot Size: 10.78 Acres
Min Divisible Acres: 3
Max Contig Acres: 10.78
Frontage: 475
Depth: 1020
Topography: Flat to rolling
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: 17,800
Taxes: \$1,550.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$549,780
Price / Acre: \$51,000
\$/SF (Land): \$1.17

UTILITY INFO:

Water Provider: Village of Swansea
Water Location: On Thouvenot Lane
Sewer Provider: Caseyville Township
Sewer Location: On Thouvenot Lane
Gas Provider: Ameren
Gas Location: On Thouvenot Lane
Electric Provider: Ameren
Electric Location: On Thouvenot Lane

PROPERTY DESCRIPTION:

10.78 Acres for sale with 475' of Frontage on Thouvenot Lane (Frank Scott Pkwy). All Utilities on Site. Zoned Planned Business.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

TONY SMALLMON

Broker Associate
O: (618) 277-4400
C: (618) 407-4240
tonys@barbermurphy.com