

# 5.0 Acre Commercial Development Site

120-142 St. Ellen Mine Rd., O'Fallon IL, 62269



**BARBERMURPHY**

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## Property Summary

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5.0 Acres for Sale – Will Divide

Utilities on Site

Commercial Zoning

Near Major Retailers including Wal-Mart Super Center,

Home Depot and Academy Sports

21,000 ADT on Hwy 50

Only ½ mile to I-64; Exit 14

**SALE PRICE: \$150,000/ACRE**



# AREA MAP



## DEMOGRAPHICS

1 MILE

- POPULATION - 5,180
- HH INCOME - \$58,056

3 MILES

- POPULATION - 47,080
- HH INCOME - \$74,426

5 MILES

- POPULATION - 105,840
- HH INCOME - \$67,508



**Listing No:** 1638

**Land**

120-142 St. Ellen Mine Road  
O'Fallon, IL 62269

**Total Acres Available:** 4.99

**Min Divisible Acres:** 0.75

**LAND MEASUREMENTS:**

**Acres:** 4.99

**Frontage:** 960 FT

**Depth:** 220 FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64

**Rail:** No

**Barge:** No

**Airport:** MidAmerica

**SALE INFORMATION:**

**For Sale:** Yes

**Sale Price:** \$750,000

**Sale Price/Acre:** \$150,000

**Sale Price/SF:**

**LEASE INFORMATION:**

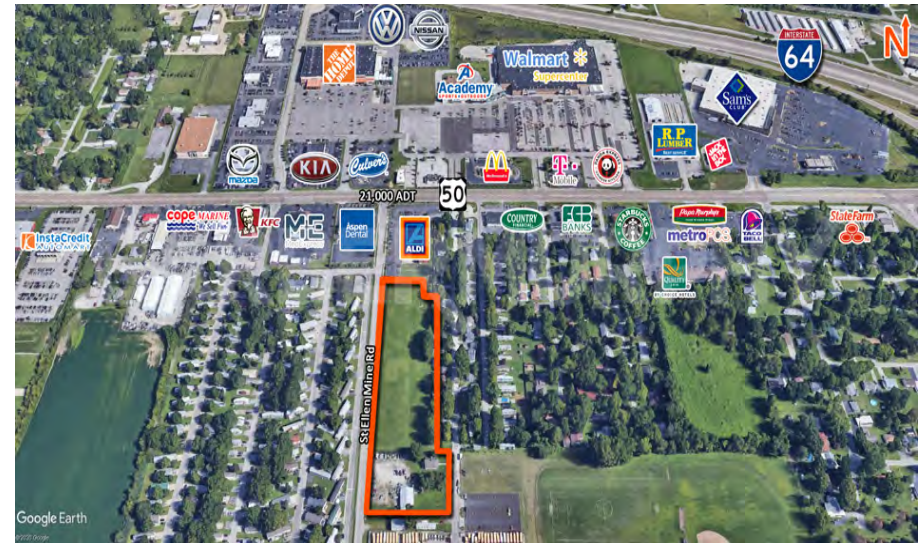
**For Lease:** No

**Lease Rate:**

**Lease Term:**

**Comments**

0.75 - 5.0 Acres on St Ellen Mine Rd, just off W US Hwy 50 in O'Fallon, IL. Located directly behind the Aldi. 21,000 ADT on Hwy 50. Only 1/2 mile west of I-64, across from Wal-Mart SuperCenter, Home Depot and Academy Sports.



**PROPERTY INFORMATION:**

**Parcel No:** 03-26.0-413-002/414-002/400-062

**County:** St. Clair

**Zoning:** B-1

**Zoning By:** City of O'Fallon

**Complex:**

**TIF:** No **Property Tax:** \$6,646.72

**Enterprise Zone:** No **Tax Year:** 2019

**Survey:** No

**Environmental:** No **Traffic Count:** 21,000 (Hwy 50)

**Archaeological:** No **Topography:** Flat

**UTILITY INFORMATION**

**Water Provider:** Illinois American

**Sewer Provider:** Caseyville Township

**Gas Provider:** Ameren IL

**Electric Provider:** Ameren IL

**Telecom Provider:**

**Service:** **Location:** At Site

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**Service:** **Location:**

**Listing Broker(s)**

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