

53+ Acres for Sale Prime Development/Residential Site

North 7 Hills Rd., O'Fallon, IL 62269



Sale Price: \$28,800/Acre

- 53+ Acre Development Site for Sale
- Prime Residential Site in the O'Fallon School District
- Site is located near Schools, Parks and Retail
- Clean, Level Site with All Utilities

BARBERMURPHY

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Area Map



Listing No: 1706

Land

North Seven Hills Road
O'Fallon, IL 62269

Total Acres Available: 53.73

Min Divisible Acres: 6.00

LAND MEASUREMENTS:

Acres: 53.73

Frontage: 1,000 FT

Depth: IRR FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64

Rail: No

Barge: No

Airport:

SALE INFORMATION:

For Sale: Yes

Sale Price: \$1,547,424

Sale Price/Acre: \$28,800

Sale Price/SF:

LEASE INFORMATION:

For Lease: No

Lease Rate:

Lease Term:

Comments

53.73 Acre Development Site For Sale Prime Development/Residential Site in O'Fallon School District. Next to proposed Memory Care Facility and Senior Living Development. Site is with walking distance to Carriel Jr. High School. Near O'Fallon YMCA and O'Fallon Police & Fire Station. Clean level Site with O'Fallon Water and Sewage on-site.

PROPERTY INFORMATION:

Parcel No: 04-21.0-300-020

County: St. Clair

Zoning: AG

Zoning By: City of O'Fallon

Complex:



TIF:	No	Property Tax:	\$811.00
Enterprise Zone:	No	Tax Year:	2018
Survey:	No	Traffic Count:	2,100
Environmental:	No	Topography:	Flat
Archaeological:	No		

UTILITY INFORMATION

Water Provider:	O'Fallon Township	Service:	Location:	On Site
Sewer Provider:	O'Fallon Township	Service:	Location:	On Site
Gas Provider:	Ameren	Service:	Location:	On Site
Electric Provider:	Ameren	Service:	Location:	On Site
Telecom Provider:	Charter	Service:	Location:	On Site

Listing Broker(s)

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