

Commercial Development Site

1730 East Hwy 50, O'Fallon, IL 62269



Sale Price: \$4.00/SF

- 5.37 Acre Development Site for Sale
- Across from the New McKendree Rec-Plex on US Hwy 50
- Level Graded Site with all Utilities
- Road Access from all four sides of the Site
- One Mile from I-64/IL-158 Interchange
- Two Miles from the Scott Airforce Base, Shiloh Gate

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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Listing No: 1893

Land

1730 East Hwy 50
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$935,669
Sale Price/Acre: \$174,240
Sale Price/SF: \$4.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

5.37 Acres For Sale. Across from the New McKendree Rec-Plex on US Hwy 50. Level Graded Site with all utilities on site. Road access from all four sides of the site. One mile from I-64-IL Rt 158 interchange. Two miles from from the Scott Air Force Base Shiloh Gate.

Total Acres Available: 5.37
Min Divisible Acres: 1.02

LAND MEASUREMENTS:

Acres: 5.37
Frontage: 475 FT
Depth: 371 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: MidAmerica St. Louis

PROPERTY INFORMATION:

Parcel No: 04-33.0-207-002	TIF: No	Property Tax: \$454.04
County: St. Clair	Enterprise Zone: No	Tax Year: 2018
Zoning: B-1	Survey: No	
Zoning By: City of O'Fallon	Environmental: No	Traffic Count: 9,800
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of O'Fallon	Service:	Location: On Site
Sewer Provider: City of O'Fallon	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: Spectrum/ATT	Service:	Location: Onsite

Listing Broker(s)

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