

# 2.77+/- ACRE DEVELOPMENT SITE

1202 Thouvenot Ln (Frank Scott Pkwy), O'Fallon, IL 62229



REDUCED SALE PRICE: \$495,000

## BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS  
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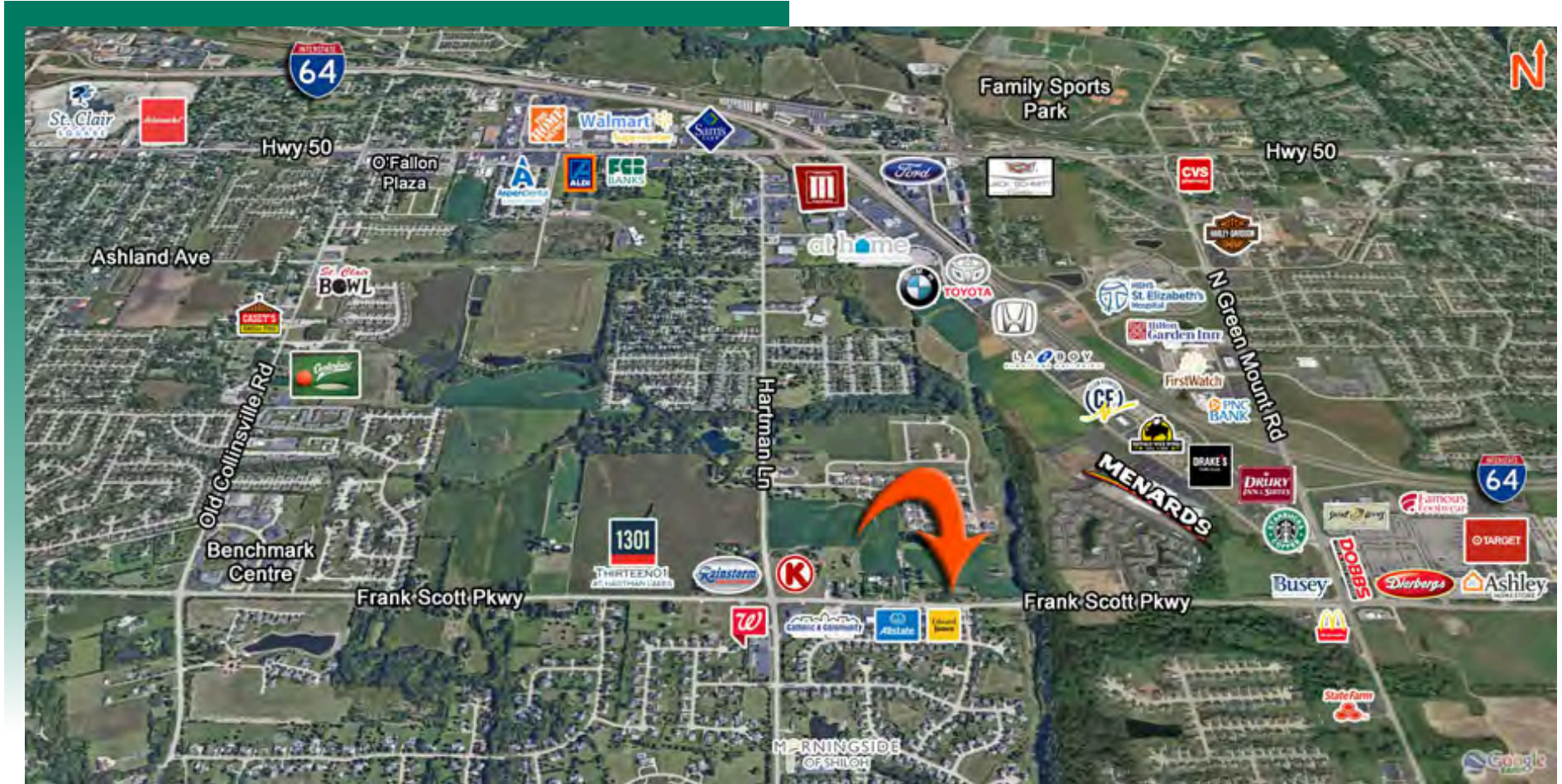
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# AREA MAP

1202 Thouvenot Ln (Frank Scott Pkwy) O'Fallon, IL



## LOCATION OVERVIEW

2.77 +/--Acre Prime Commercial Development Site Will Divide.  
628' of Frontage and 16,000+ ADT. All Utilities at or near Site  
Located in a High Growth Area. Ideal Medical, Retail or Office Site

Frontage: 627'  
Depth: 208'

I-64

EXIT

St. Louis  
MidAmerica

Exit 16

# LAND PROPERTY SUMMARY

1202 FRANK SCOTT PARKWAY

**LISTING #** 1918

## LOCATION DETAILS:

**Parcel #:** 03-36.0-300-006  
**County:** IL - St. Clair  
**Zoning:** B-1 (P) - City of O'Fallon

## PROPERTY OVERVIEW:

**Lot Size:** 2.77 Acres  
**Min Divisible Acres:** Negotiable  
**Max Contig Acres:** 2.77  
**Frontage:** 627+/-  
**Depth:** Varies up to 208+/-  
**Land Status:**  
**Topography:** Flat/Gentle Roll  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

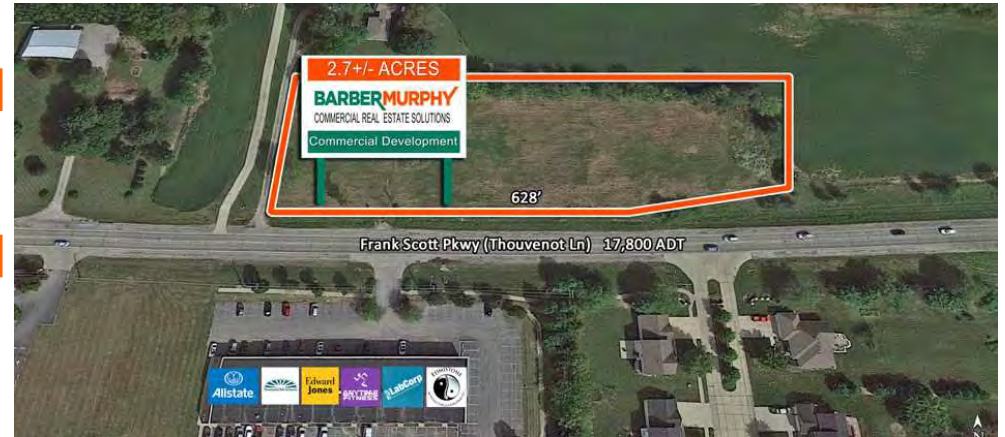
**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-64  
**Airport Access:** St. Louis MidAmerica

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 16,200  
**Taxes:** \$1,056.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$495,000  
**Price / Acre:** \$178,700  
**\$/SF (Land):** \$4.10

## UTILITY INFO:

**Water Provider:** City of O'Fallon  
**Water Location:** Along F.S.P.W.  
**Sewer Provider:** Caseyville Township  
**Sewer Location:** Approx. 400' to the North/North West  
**Gas Provider:** Ameren IL  
**Gas Location:** Along North Side of F.S.P.W.  
**Electric Provider:** Ameren IL  
**Electric Location:** Along South Side of F.S.P.W.

## PROPERTY DESCRIPTION:

2.77+/- acres located along Frank Scott Parkway. Situated along heavy commercial corridor with a mix of retail, office, residential and multi-family.