

# 2.77+/- ACRE DEVELOPMENT SITE

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



REDUCED SALE PRICE: \$475,000

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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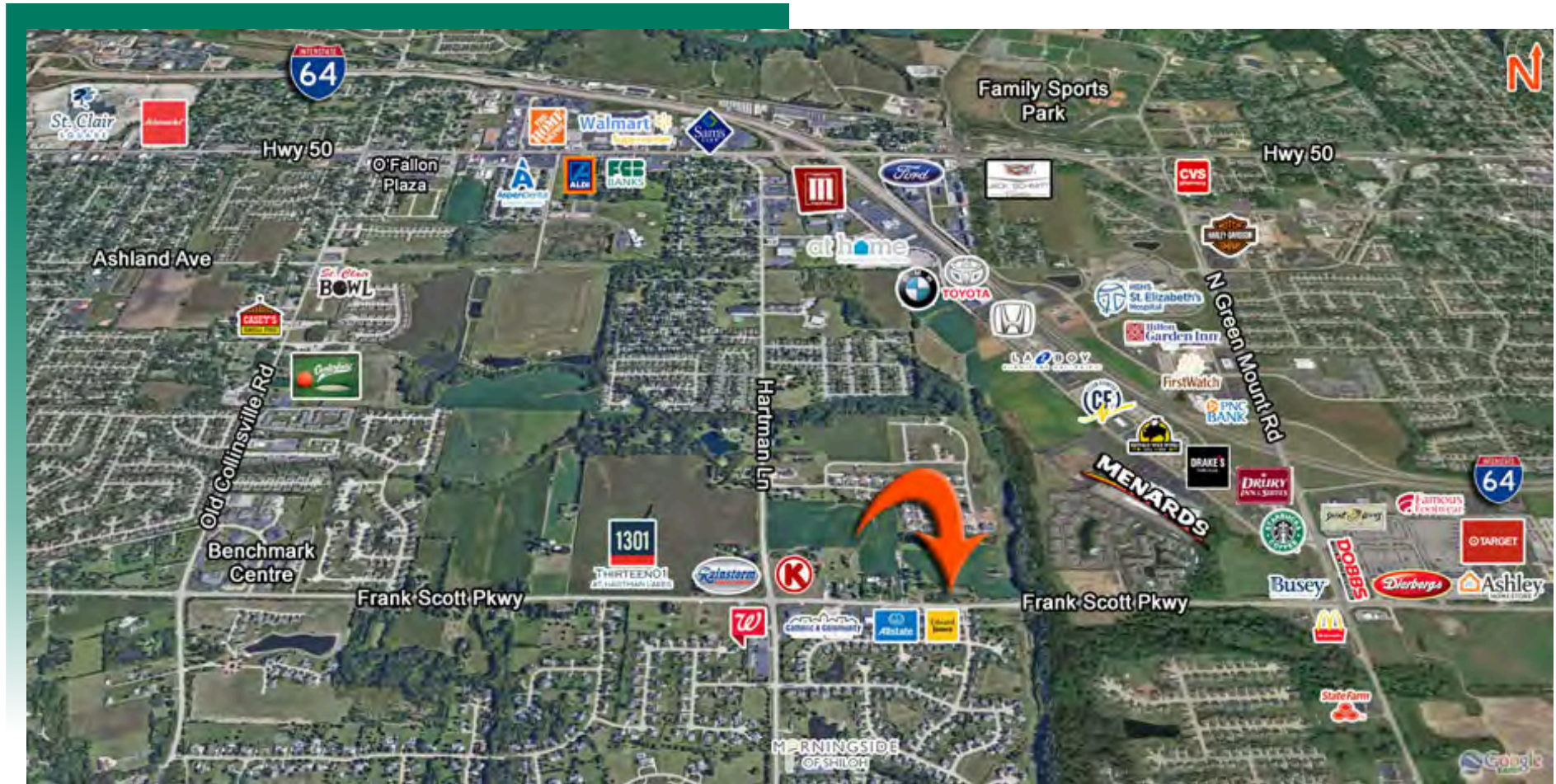


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# 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



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+/-  
**Topography:** Flat/Gentle Roll  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

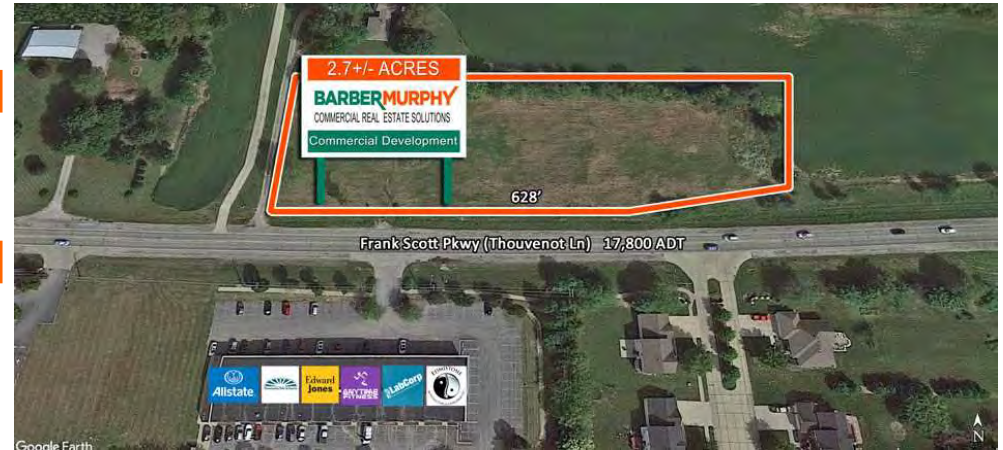
**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## 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:** \$475,000  
**Price / Acre:** \$171,480  
**\$/SF (Land):** \$3.94

## 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.

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