

# 3.85 Acre Development Site

506 Old Collinsville Rd., O'Fallon, IL 62269



## BARBERMURPHY

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## Property Summary

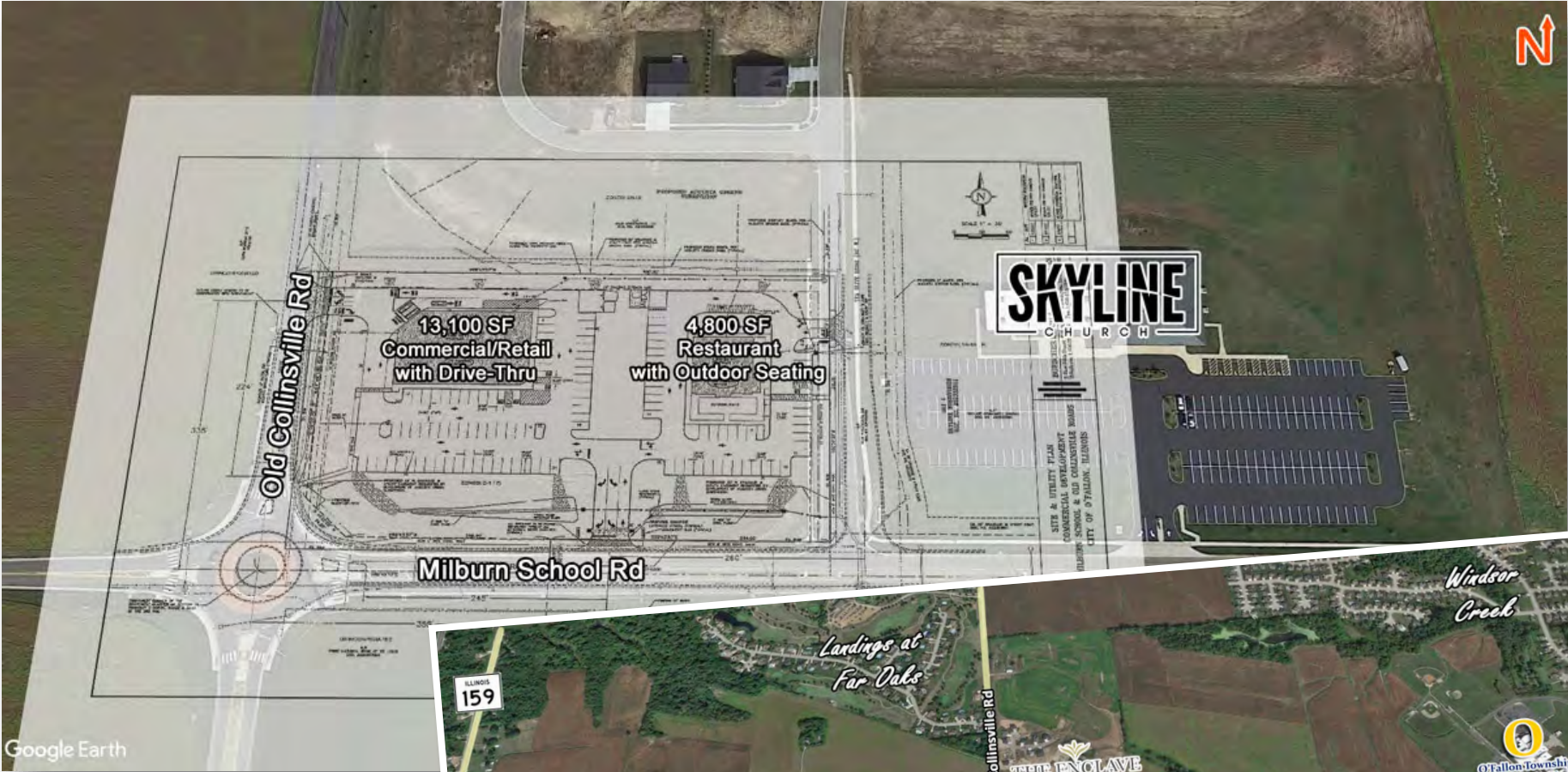
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- Excellent Development Site located at the corner of Old Collinsville Rd and Milburn School Rd
- Next to Newly Developed Residential Communities, New O'Fallon High School Freshman Campus and numerous National Retailers
- Close Proximity to IL Route 159 & I-64 (exit 12)

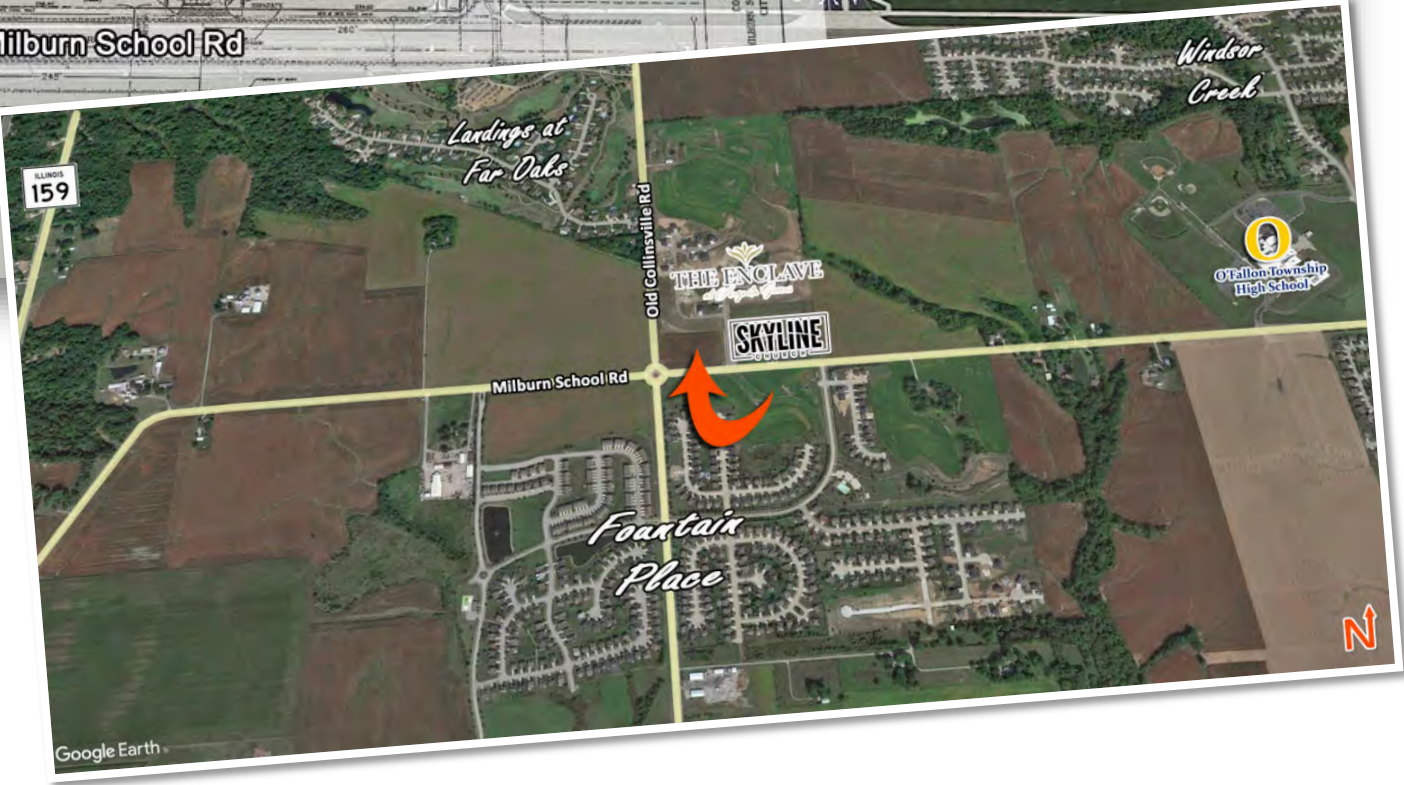
**REDUCED SALE PRICE: \$570,000 (\$3.40 per SF)**



# CONCEPT PLAN



Google Earth



Google Earth

**Listing No:** 1106

**Land**

NE Corner of Old Collinsville Rd  
and Milburn School Rd.  
506 Old Collinsville Road  
O'Fallon, IL 62269

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$570,000  
**Sale Price/Acre:**  
**Sale Price/SF:** \$3.40

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

Excellent development opportunity centrally located at the corner of Old Collinsville Road and Milburn School Road, where a new roundabout is being constructed. Next to newly developed residential communities, near the new O'Fallon High School Freshman Campus, and numerous national retailers. Site is in close proximity to IL Route 159 & I-64, Exit 12. Opposite corners purchased by two banking institutions.

**Total Acres Available:** 3.85  
**Min Divisible Acres:** 3.85

**LAND MEASUREMENTS:**

**Acres:** 3.85  
**Frontage:** 376 FT  
**Depth:** 580 FT

**Subdivide Site:** No

**TRANSPORTATION :**

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

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-14.0-300-004	<b>TIF:</b> No	<b>Property Tax:</b> \$143.90
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2019
<b>Zoning:</b> B1-P	<b>Survey:</b> No	
<b>Zoning By:</b> City of O'Fallon	<b>Environmental:</b> No	<b>Traffic Count:</b>
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Level

**UTILITY INFORMATION**

<b>Water Provider:</b> City of O'Fallon	<b>Service:</b>	<b>Location:</b> W. Side Old Cville Rd / S. Side Milburn
<b>Sewer Provider:</b> Caseyville Township	<b>Service:</b>	<b>Location:</b> S. Side Milburn School Rd
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> S. Side Milburn School Rd
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> Collinsville Road
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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