

2.93+/- Acre High Visibility/Traffic Site

1318 Thouvenot Ln., O'Fallon, IL 62269



BARBERMURPHY

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Property Summary

Prime Commercial Development Site

2.93+/- Acre Site with All Utilities

304' of Frontage

Zoned Agricultural

Located near the Intersection of Thouvenot Ln (FSP) & Hartman Ln

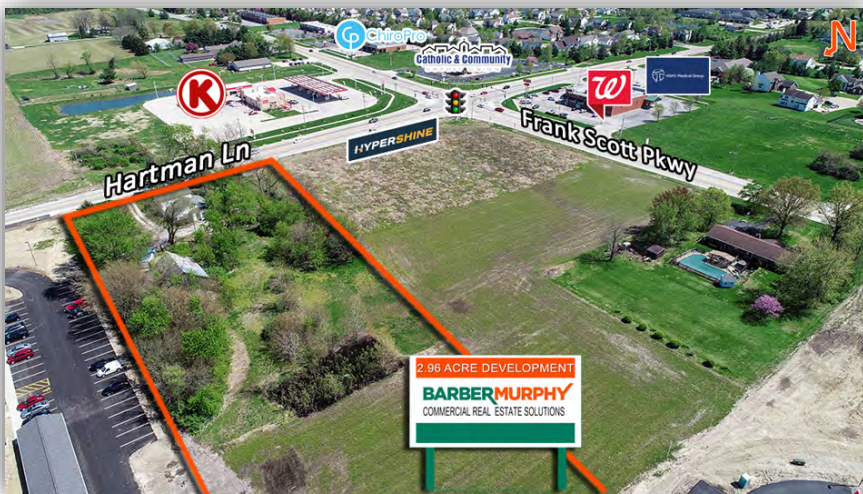
High Visibility/High Traffic Area – Over 33,000 CPD

*additional land available (1.26/AC and 2.96/AC)

AREA MAP



Additional Lots



1073 Hartman Ln

- 2.96+/- Acres
- 194' of Frontage
- All Utilities and Egress/Ingress will be available to the Site

Sale Price: \$774,000



1310 Thouvenot Ln (Frank Scott Pkwy)

- 1.26+/- Acres
- 139' of Frontage
- All Utilities at or Near Site

Sale Price: \$490,000

Listing No: 2039

Land

Development Site

1318 Thouvenot Lane
O'Fallon, IL 62269

Total Acres Available: 2.93

Min Divisible Acres: 2.93

LAND MEASUREMENTS:

Acres: 2.93

Frontage: 304 FT

Depth: 388 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-64 (1.2 Miles)

Rail: N/A

Barge: N/A

Airport: Mid-America (8 Miles)

SALE INFORMATION:

For Sale: Yes
Sale Price: \$799,000
Sale Price/Acre: \$272,696
Sale Price/SF: \$6.26

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.93+/- acres of land available in O'Fallon, IL. 300+ feet of Frontage on Frank Scott Parkway/Thouvenot Lane. All utilities at/near or on site. Additional land adjoining the site for sale.

PROPERTY INFORMATION:

Parcel No: 03-35.0-400-019	TIF: No	Property Tax: \$3,626.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2019
Zoning: Agriculture	Survey: No	
Zoning By: O'Fallon	Environmental: No	Traffic Count: 33,945 Combined FSP and Hartman Ln
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of O'Fallon	Service:	Location: Along F.S.P.W.
Sewer Provider: Caseyville Township	Service:	Location: Adjoining Parcel
Gas Provider: Ameren IL	Service:	Location: Adjoining Parcel
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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