

# 2.93+/- ACRE HIGH VISIBILITY/TRAFFIC SITE

1318 Thouvenot Ln., O'Fallon, IL 62269



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# AREA MAP

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## LOCATION OVERVIEW

Located near the lighted intersection of Frank Scott Pkwy. (Thouvenot Ln) & Hartman Ln. High-visibility, high-traffic area with over 30,000 ADT.

# LAND PROPERTY SUMMARY

1318 THOUVENOT LN

**LISTING #** 2039

## LOCATION DETAILS:

Parcel #: 03-35.0-400-019  
County: IL - St. Clair  
Zoning: Agriculture - O'Fallon



## PROPERTY OVERVIEW:

Lot Size: 2.93 Acres  
Min Divisible Acres: 2.93  
Max Contig Acres: 2.93  
Frontage: 304  
Depth: 388  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: No

## SALE INFORMATION:

Sale Price: \$799,000  
Price / Acre: \$272,696  
\$/SF (Land): \$6.26

## UTILITY INFO:

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

## PROPERTY DESCRIPTION:

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.

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

Interstate Access: I-64

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 33,000 Combined FSP and Hartman Ln  
Taxes: \$4,251.16  
Tax Year: 2024