

2.93+/- ACRE HIGH VISIBILITY/TRAFFIC SITE

1318 Thouvenot Ln., O'Fallon, IL 62269



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



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AREA MAP

1318 Thouvenot Ln., O'Fallon, IL 62269



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

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



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.