

# For Sale > 10 Duplex Lots

648 West Hwy 50  
O'Fallon, IL 62269



- 3.24 Acre Development Site for Sale - Zoned MR-1 (p)
- Approved for 10 Duplex Lots/20 Units
- All Utilities on or adjacent to Site

- Preliminary engineering completed
- Water detention provided
- \*Additional 1.47 Acre Commercial Site also available for Sale

**BARBERMurphy**  
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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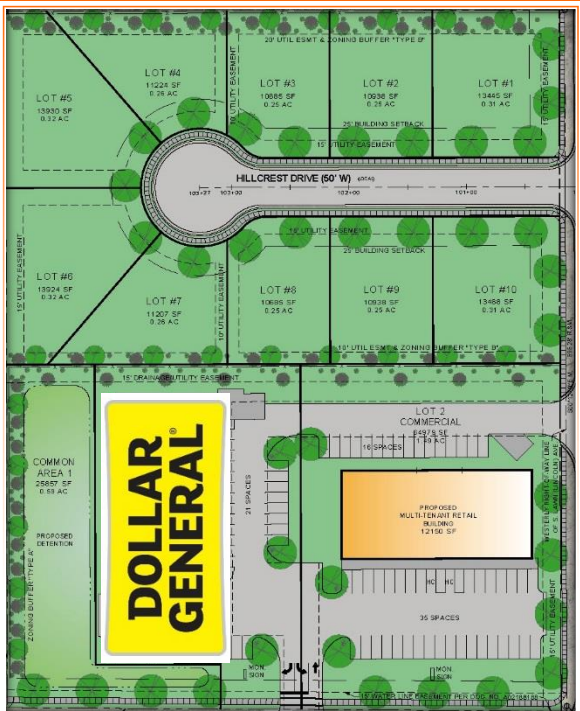
[www.barbermurphy.com](http://www.barbermurphy.com) [TerryJ@barbermurphy.com](mailto:TerryJ@barbermurphy.com)

**Sale Price: \$140,000**



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.

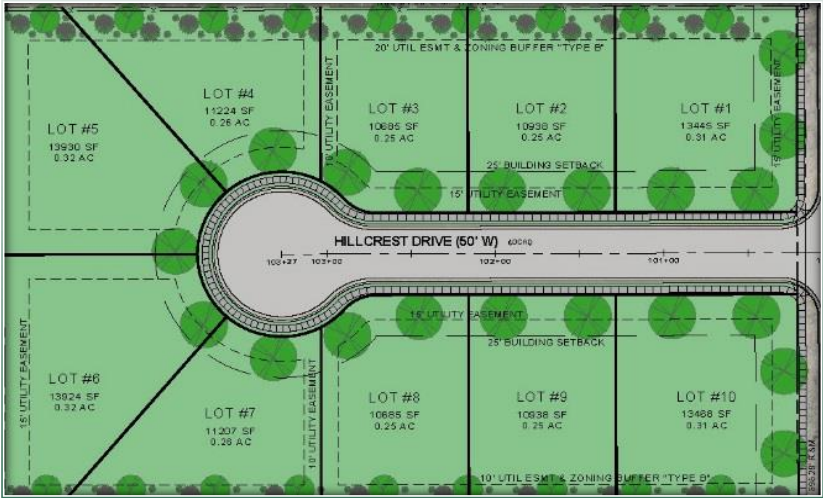
**3.24 Acre Development Site**  
**Zoned MR-1 (p)**  
**Approved for 10 Duplex Lots/20 Units**



**Additional 1.47 Acre Site**  
**Zoned BI-P**  
**Proposed Multi-Tenant Retail Bldg**



**Expanded Aerial**



**Listing No:** 1763

**Land**

**Undeveloped**

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O'Fallon, IL 62269

**Total Acres Available:** 3.24

**Min Divisible Acres:** 3.24

**LAND MEASUREMENTS:**

**Acres:** 3.24

**Frontage:** 300 FT

**Depth:** 470 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-64

**Rail:** No

**Barge:** No

**Airport:** St. Louis MidAmerica

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$140,000  
**Sale Price/Acre:** \$43,209  
**Sale Price/SF:** \$1.00

**LEASE INFORMATION:**

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

**Comments**

Re-Zoning in process along with approvals for 10 buildings / 20 units. . The purchaser is required to make certain improvements to Lawn St at the time the lots are developed. The details as outlined in the city ordinance and is available by request.

**PROPERTY INFORMATION:**

**Parcel No:** 04-30.0-300-027

**County:** St. Clair

**Zoning:** MR-1 (P)

**Zoning By:** O'Fallon

**Complex:** Fifty & Lawn

**TIF:** No

**Enterprise Zone:** No

**Survey:** Yes

**Environmental:** No

**Archaeological:** No

**Property Tax:**

**Tax Year:**

**Traffic Count:** 14,100

**Topography:** Level and Cleared

**UTILITY INFORMATION**

**Water Provider:** O'Fallon

**Sewer Provider:** O'Fallon

**Gas Provider:** Ameren IL

**Electric Provider:** Ameren IL

**Telecom Provider:**

**Service:** Location: On Site

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**Service:** Location:

**Listing Broker(s)**

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