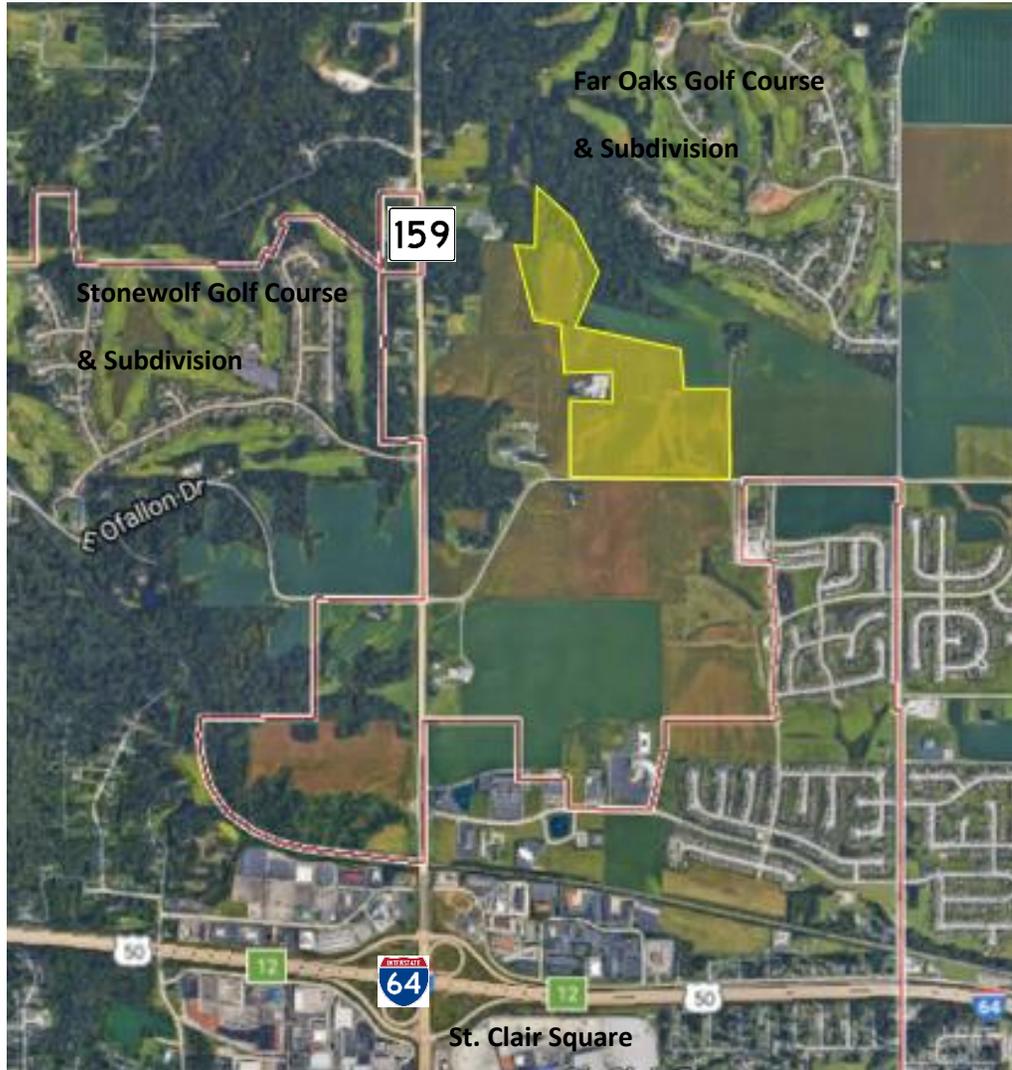


# FOR SALE



## 70 +/- Acres Development Ground Caseyville, IL 62232

WWW.KUNKELCOMMERCIAL.COM WWW.KUNKELCOMMERCIAL.COM WWW.KUNKELCOMMERCIAL.COM



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784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

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**EXPERIENCE... DEDICATION... RESULTS**

### Residential Development Property

- 70 +/- Acres
- 2 parcels, primarily level topography  
Parcel #1 03-15.0-300-027 Parcel #2 03-15.0-400-002
- Located adjacent to Far Oaks Development
- Stonewolf Golf course located to the West
- 6 +/- additional acres (Not included)
- Property bordering O'Fallon and Fairview Heights
- O'Fallon School District
- Interstate 64 within 1 mile, Hwy 159 within .5 mile
- **Sale Price: \$2,100,000**

*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*



LAND SITE INFORMATION

Site Location: Development Property

Address: Milbourn School Rd.

City: Caseyville State: IL Zip: 62232 County: St. Clair

Site Size: 70 +/- Acres Total Subdivide Site: yes Topography: Flat

Permanent Parcel #: Parcel #1 03-15.0-300-027 Parcel #2 03-15.0-400-002

Water: Yes Located:

Sewer: No but within 1/2 mile Located:

Natural Gas: Yes Located:

Electric: Yes Located:

Zoning Classification: Agricultural By: City Of Caseyville

Taxes:

Enterprise Zone: No TIF: No

Industrial Park: No Name:

Rail Service: No Rail Road Name:

Sale Price: 2,100,000 Terms:

Other Information: 70 Acres prime development for residential. Near Far Oaks and Stonewolf Golf Course subdivisions. Close to Interstate and highway access. St. Clair shopping mall within 2 miles.

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