

# For Sale: 109 Acre Development Site

846 Scott Troy Road  
Lebanon, IL 62254



- ❖ 109 Acre Development Site - Ideal for Residential Development
- ❖ Located on Scott Troy Road, with easy access to I-64
- ❖ Lebanon Mailing Address, but in O'Fallon Dist. #90 & #203 School Districts

**Reduced Sale Price:  
\$13,600 per Acre**

**BARBERMurphy**  
GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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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.

Individual Memberships

**CCIM**

Individual Memberships

**SIOR**  
Society of  
Industrial  
and Office  
REALTORS

O'Fallon Troy Road

Scott Troy Road

O'Fallon



HSHS  
St. Elizabeth's  
Hospital



Shiloh

Central Park Plaza

Green Mount Crossing

**Listing No:** 1381

**Land**

**Residential Development**

846 Scott Troy Road  
Lebanon, IL 62254

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,482,400  
**Sale Price/Acre:** \$13,600  
**Sale Price/SF:**

**LEASE INFORMATION:**

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

**Comments**

109 acre site ideal for residential development. Located on Scott Troy Road, with easy access to I-64. Property has Lebanon Address, but located in O'Fallon District #90 and #203 School Districts.

**Total Acres Available:** 109.00

**Min Divisible Acres:** 109.00

**LAND MEASUREMENTS:**

**Acres:** 109.00  
**Frontage:** 670 FT  
**Depth:** 4,350 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** Mid-America Airport

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 04-15.0-200-002, 04-15.0-100-014, 04-15.0-100-019	<b>TIF:</b> No	<b>Property Tax:</b> \$2,378.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2016
<b>Zoning:</b> AG	<b>Survey:</b> No	
<b>Zoning By:</b> St. Clair County	<b>Environmental:</b> No	<b>Traffic Count:</b>
<b>Complex:</b> N/A	<b>Archaeological:</b> No	<b>Topography:</b>

**UTILITY INFORMATION**

<b>Water Provider:</b> City of O'Fallon	<b>Service:</b>	<b>Location:</b> Just south of property
<b>Sewer Provider:</b> City of O'Fallon	<b>Service:</b>	<b>Location:</b> Rear of property
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> Across street
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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