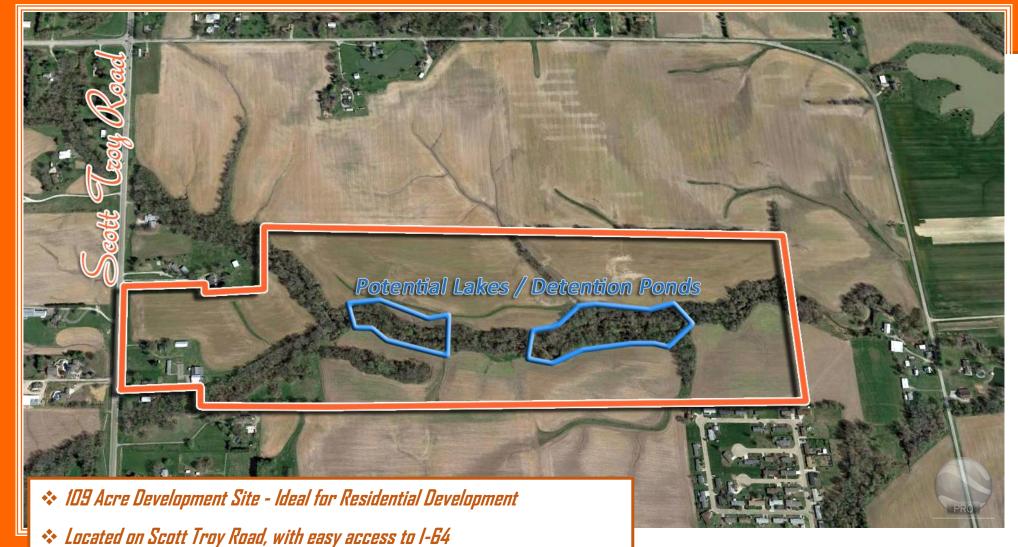
For Sale: 109 Acre Development Site



Reduced Sale Price: \$13,600 per Acre



1173 Fortune Blvd. Shiloh, IL 62269 Office (618) 277-4400

Terry Johnson C: 618.977.8367

TerryJ@barbermurphy.com



Lebanon Mailing Address, but in O'Fallon Dist. #90 & #203 School Districts





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:

Parcel No: 04-15.0-200-002, 04-15.0-100-014, 04-15.0-100-019 TIF: No Property Tax: \$2,378.00

County: St. Clair Enterprise Zone: No Tax Year: 2016

Zoning: AG **Survey**: No

Zoning By: St. Clair County Environmental: No Traffic Count: Complex: N/A Archaeological: No Topography:

UTILITY INFORMATION

Water Provider: City of O'Fallon Just south of property Service: Location: Sewer Provider: City of O'Fallon Rear of property Service: Location: Gas Provider: Location: Across street Ameren Service: On Site **Electric Provider:** Ameren Service: Location:

Telecom Provider: Service: Location:

Listing Broker(s)

Terry Johnson Office: (618) 277-4400 terryj@barbermurphy.com Cell: (618) 977-8367