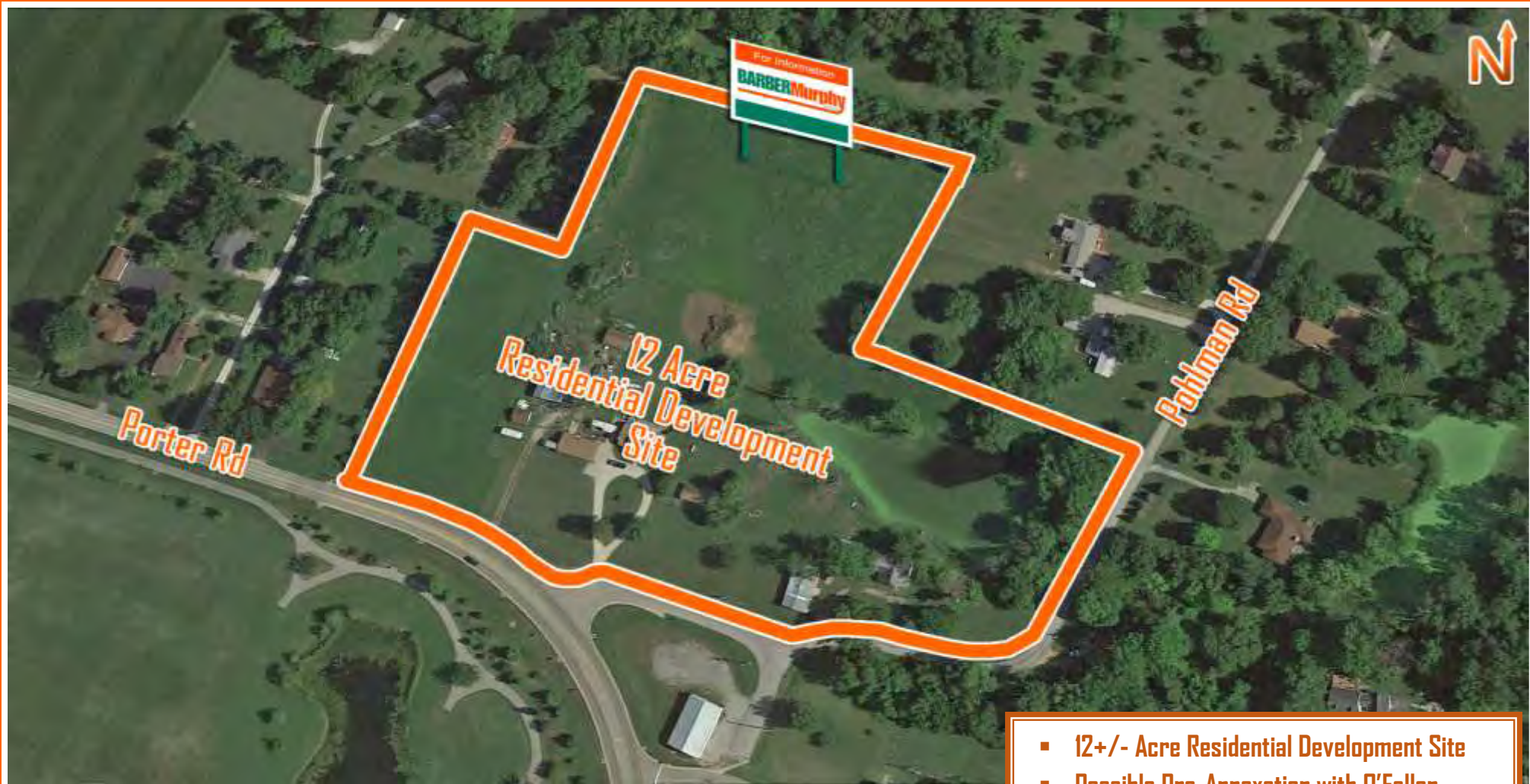


# Upscale Residential Development Site

1210 Porter Rd., O'Fallon, IL 62269



**Sale Price: \$780,000 (\$65,000 per Acre)**

- 12+/- Acre Residential Development Site
- Possible Pre-Annexation with O'Fallon
- Small Pond on Site
- Ideal for Higher Density Residential
- All Utilities on Site



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.







**Listing No:** 1891

**Land**

1210 Porter Road  
O'Fallon, IL 62269

**Total Acres Available:** 12.00

**Min Divisible Acres:** 5.00

**LAND MEASUREMENTS:**

**Acres:** 12.00

**Frontage:** 597 FT

**Depth:** Varies FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64

**Rail:** No

**Barge:** No

**Airport:** MidAmerica St. Louis

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$780,000  
**Sale Price/Acre:** \$65,000  
**Sale Price/SF:** \$1.50

**LEASE INFORMATION:**

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

**Comments**

This site adjoins the City of O'Fallon and should be annexed with the desired zoning and development plan desired by the developer. The site is ideal for higher density villa's, townhomes, or senior housing. Large pond on site. Across from the largest and newest sports complexes in the Metro East.

**PROPERTY INFORMATION:**

**Parcel No:** 04-19.0-300-067/068/055

**County:** St. Clair

**Zoning:** Agricultural

**Zoning By:** St. Clair County

**Complex:**

**TIF:** No **Property Tax:** \$8,341.00

**Enterprise Zone:** No **Tax Year:** 2016

**Survey:** No

**Environmental:** No **Traffic Count:**

**Archaeological:** No **Topography:** Level

**UTILITY INFORMATION**

**Water Provider:** City of O'Fallon

**Sewer Provider:** City of O'Fallon

**Gas Provider:** Ameren IL

**Electric Provider:** Ameren IL

**Telecom Provider:**

**Service:** **Location:** On Site

**Service:** **Location:** On Site

**Service:** **Location:** On Site

**Service:** **Location:** On Site

**Service:** **Location:**

**Listing Broker(s)**

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