

For Sale > 1.47 Acre Corner Lot

630 West Hwy 50
O'Fallon, IL 62269



Sale Price: \$512,000 (\$8.00 psf)

- 1.47 Acre Commercial Development Site – Zoned BI-P
- Direct access off Hwy 50 with 14,100 ADT
- All Utilities are on Site
- Storm water detention off-site
- *Additional 3.24 Acre Multi-Family Site also available for Sale



1173 Fortune Blvd.

Shiloh, IL 62269

Office (618) 277-4400

Fax (618) 277-4407

Terry Johnson

C: 618.977.8367

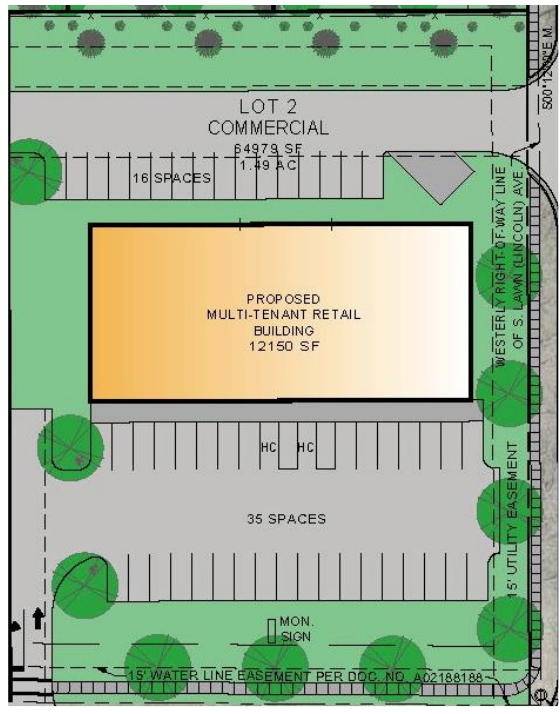
www.barbermurphy.com TerryJ@barbermurphy.com

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.

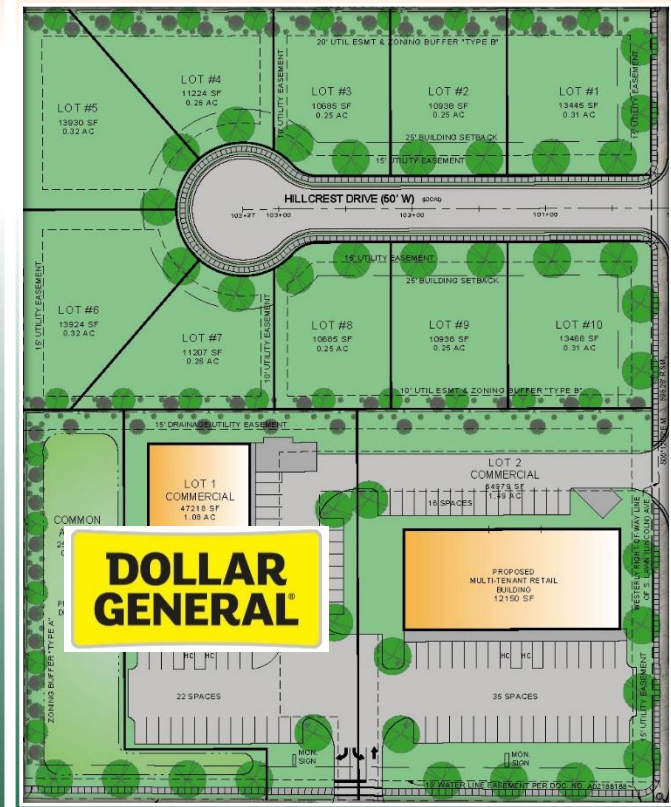




Additional 3.24 Acres
Available
Zoned MR-1 (p)
Approved for 10 Duplex Lots



1.47 Acre Development Site
Proposed 12,150 SF
Multi-Tenant Retail Building



630 West Hwy 50, O'Fallon, IL Expanded Aerial



Listing No: 1763

Land

630 West Hwy 50
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$512,000
Sale Price/Acre: \$348,300
Sale Price/SF: \$8.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

This lot is preapproved for a 12,000 SF retail/office building. The purchaser is required to make certain improvements to Lawn St at the time the building is constructed. A copy of the details as outlined in the city ordinance and is available by request.

Total Acres Available: 1.47

Min Divisible Acres: 1.47

LAND MEASUREMENTS:

Acres: 1.47
Frontage: 220 FT
Depth: 295 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: St. Louis MidAmerica

PROPERTY INFORMATION:

Parcel No: 04-30.0-300-027	TIF: No	Property Tax: \$300.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2015
Zoning: B1-P	Survey: Yes	
Zoning By: O'Fallon	Environmental: No	Traffic Count: 14,100
Complex: Fifty & Lawn	Archaeological: No	Topography: Level

UTILITY INFORMATION

Water Provider: O'Fallon	Service:	Location: On Site
Sewer Provider: O'Fallon	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: AT&T	Service:	Location: On Site

Listing Broker(s)

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

