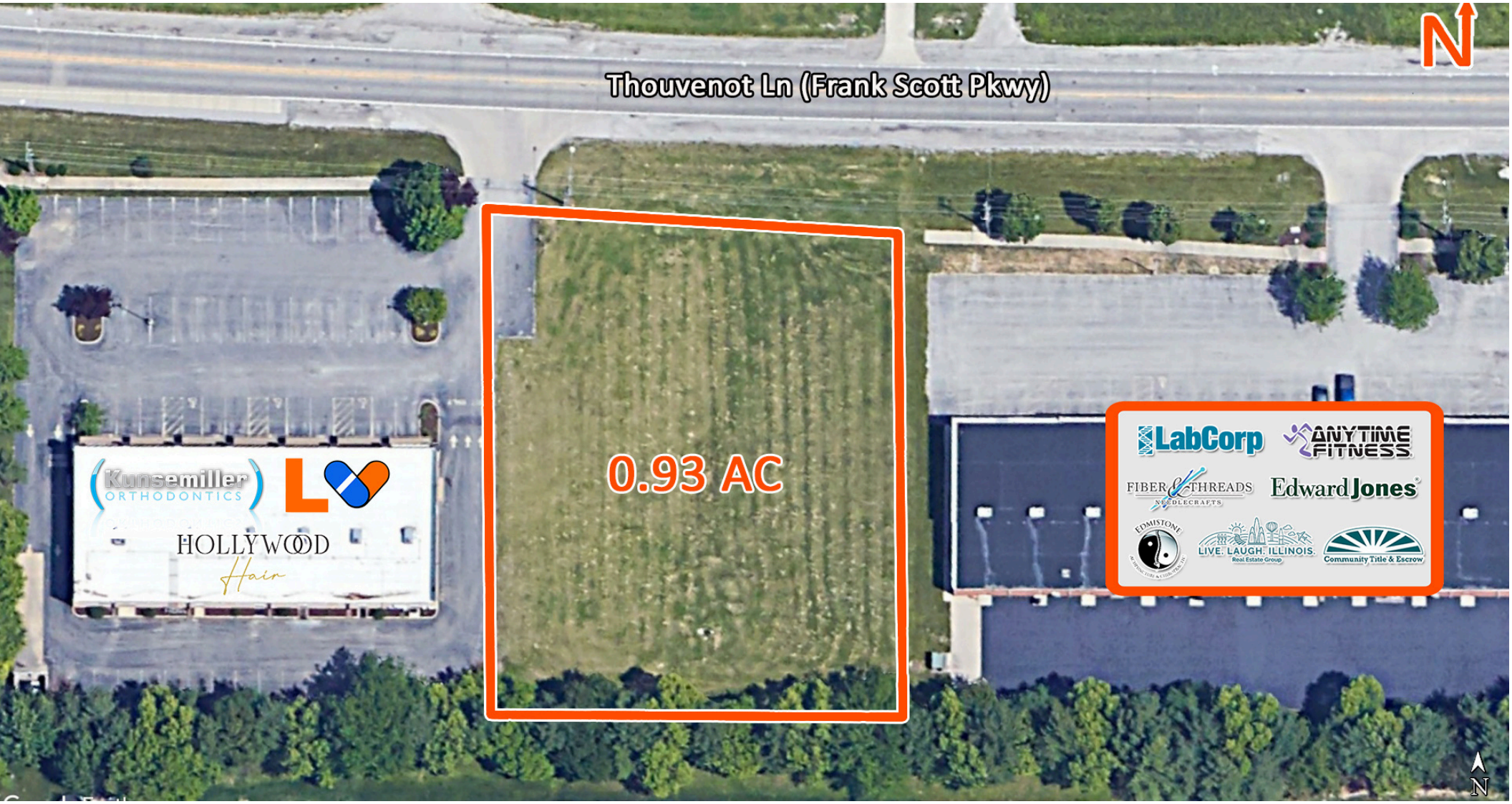
0.93 ACRE DEVELOPMENT LOT FOR SALE

1213 Thouvenot Lane, O'Fallon, IL 62269



BARBERMURPHY
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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.

AREA MAP

1213 Thouvenot Lane, O'Fallon, IL 62269



LOCATION OVERVIEW

Located 3/4 of a mile West from the intersection of Frank Scott Parkway and North Green Mount Rd.

FRONTAGE: 184'
DEPTH: 220'

I-64

13,500 ADT

EXIT

EXIT 16

LAND PROPERTY SUMMARY

1213 THOUVENOT LANE, O'FALLON, IL 62269

LISTING # 3033



LOCATION DETAILS:

Parcel #:	08-01.0-107-006
County:	IL - St. Clair
Zoning:	B-4

PROPERTY OVERVIEW:

Lot Size:	0.93 Acres
Min Divisible Acres:	0.93
Max Contig Acres:	0.93
Frontage:	184'
Depth:	220'
Land Status:	Available
Topography:	Flat
Archeological:	No
Environmental:	No
Survey:	No

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

TRANSPORTATION:

Interstate Access:	I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	13,500
Taxes:	$4,740.00
Tax Year:	2024

SALE INFORMATION:

Sale Price:	$499,000
Price / Acre:	$536,559
$/SF (Land):	$12.32

UTILITY INFO:

Water Provider:	Illinois American
Water Location:	Adjacent to Site
Sewer Provider:	Village of Shiloh
Sewer Location:	Adjacent to Site
Gas Provider:	Ameren IL
Gas Location:	Adjacent to Site
Electric Provider:	Ameren IL
Electric Location:	Adjacent to Site

PROPERTY DESCRIPTION:

Level 0.93 Acre Development Lot with 184' of Frontage on Frank Scott Parkway. All Utilities Available. 13,500 Daily Traffic Count.
Site is graded with a approved curb cut. B-4 Zoning by the Village of Shiloh Illinois.

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