

INDUSTRIAL SITES | MID-AMERICA COMMERCE CENTER

Shiloh Valley Township Line Rd., O'Fallon, IL 62269

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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

Shiloh Valley Township Line Rd., O'Fallon, IL



LOCATION OVERVIEW

I-64 development opportunity located in the rapid growth corridor of the St. Louis Metro East. Property has excellent visibility along I-64, and situated within a mile of Scott Air Force Base and Mid-America Airport.

I-64

EXIT

Exits 19 & 21

MidAmerica St. Louis

Flat/Level Topography

PRICING SHEET

Shiloh Valley Township Line Rd., O'Fallon, IL



Parcel 1: 71.75 Acres - $45,000/Acre (Enterprise Zone)

Parcel 2: 33.78 Acres - $55,000/Acre (Enterprise Zone)

Parcel 4: 8.75 Acres - $65,000/Acre

Parcel 5: 12.47 Acres - $65,000/Acre

LAND PROPERTY SUMMARY

IL ROUTE 158 & 8675 SHILOH VALLEY TOWNSHIP LINE RD

LISTING # 1111

LOCATION DETAILS:

Parcel #:	04-34.0-300-013 and 04-34-0-400-009/014
County:	IL - St. Clair
Zoning:	Agriculture - O'Fallon

PROPERTY OVERVIEW:

Lot Size:	114.28 Acres
Min Divisible Acres:	8.75
Max Contig Acres:	114.28
Frontage:	Varies
Depth:	Varies
Topography:	Flat
Archeological:	No
Environmental:	No
Survey:	No

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	Yes (71.75 and 33..78 Acre Sites)
Opportunity Zone:	No
Foreign Trade Zone:	No

TRANSPORTATION:

Interstate Access:	I-64
Airport Access:	MidAmerica St. Louis

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	43,000 (I-64)
Taxes:	Varies per site



SALE INFORMATION:

Price / Acre:	$45,000 - $65,000 / Per Acre

UTILITY INFO:

Water Provider:	Caseyville Township
Water Location:	N of Shiloh Valley Township Line Rd
Sewer Provider:	Caseyville Township
Sewer Location:	Coming Soon
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL

PROPERTY DESCRIPTION:

(3) Parcels totaling 114.28 Acres for Sale. I-64 development opportunity located in the rapid growth corridor of the St. Louis Metro East. The property has excellent visibility along I-64, and is situated within a mile of Scott Air Force Base.

Parcel 1: 71.75 Acres - $45,000/Acre (Enterprise Zone)
Parcel 2: 33.78 Acres - $55,000/Acre (Enterprise Zone)
Parcel 4: 8.75 Acres - $65,000/Acre

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LAND PROPERTY SUMMARY

STATE ROUTE 158, O'FALLON, IL

LISTING # 1903

LOCATION DETAILS:

Parcel #:	04-34.0-300-007/018/019
County:	IL - St. Clair
Zoning:	Agricultural

PROPERTY OVERVIEW:

Lot Size:	12.47 Acres
Min Divisible Acres:	12.47
Max Contig Acres:	12.47
Frontage:	Varies
Depth:	Varies
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
Airport Access:	MidAmerica St. Louis

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	43,000
Taxes:	$198.00
Tax Year:	2025



SALE INFORMATION:

Sale Price:	$810,550
Price / Acre:	$65,000
$/SF (Land):	$1.50

UTILITY INFO:

Water Provider:	Caseyville Township
Sewer Provider:	Caseyville Township
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL

PROPERTY DESCRIPTION:

12.44-acre development site. Located in the City of O'Fallon. Site is visible from I-64 at Exit 19 with 43,000 ADT. Additional parcels available adjacent to and near the site.

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