



## 1316 PARK PLAZA DRIVE

O'FALLON, IL 62269

COMMERCIAL DEVELOPMENT LAND



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**MCKELVEY  
PROPERTIES**  
17280 N Outer 40 Rd, Chesterfield, MO 63005

**RETAIL AND QSR DEVELOPMENT LAND | PRIME 1.65 ACRE LOT | SALE PRICE: \$990,000**

## PROPERTY OVERVIEW

The property at 1316 Park Plaza Drive in O'Fallon, Illinois represents a prime commercial development opportunity in one of the Metro East's fastest-growing corridors. Strategically located near I-64 and just minutes from downtown O'Fallon, this site offers excellent visibility, strong traffic counts, and seamless access to surrounding retail, office, and residential zones. Zoned B-1 (Community Business District), the parcel supports a wide range of commercial uses including retail, office, medical, service-based businesses, and more—making it highly flexible for developers or end-users.



**Property Address:** 1316 Park Plaza Drive

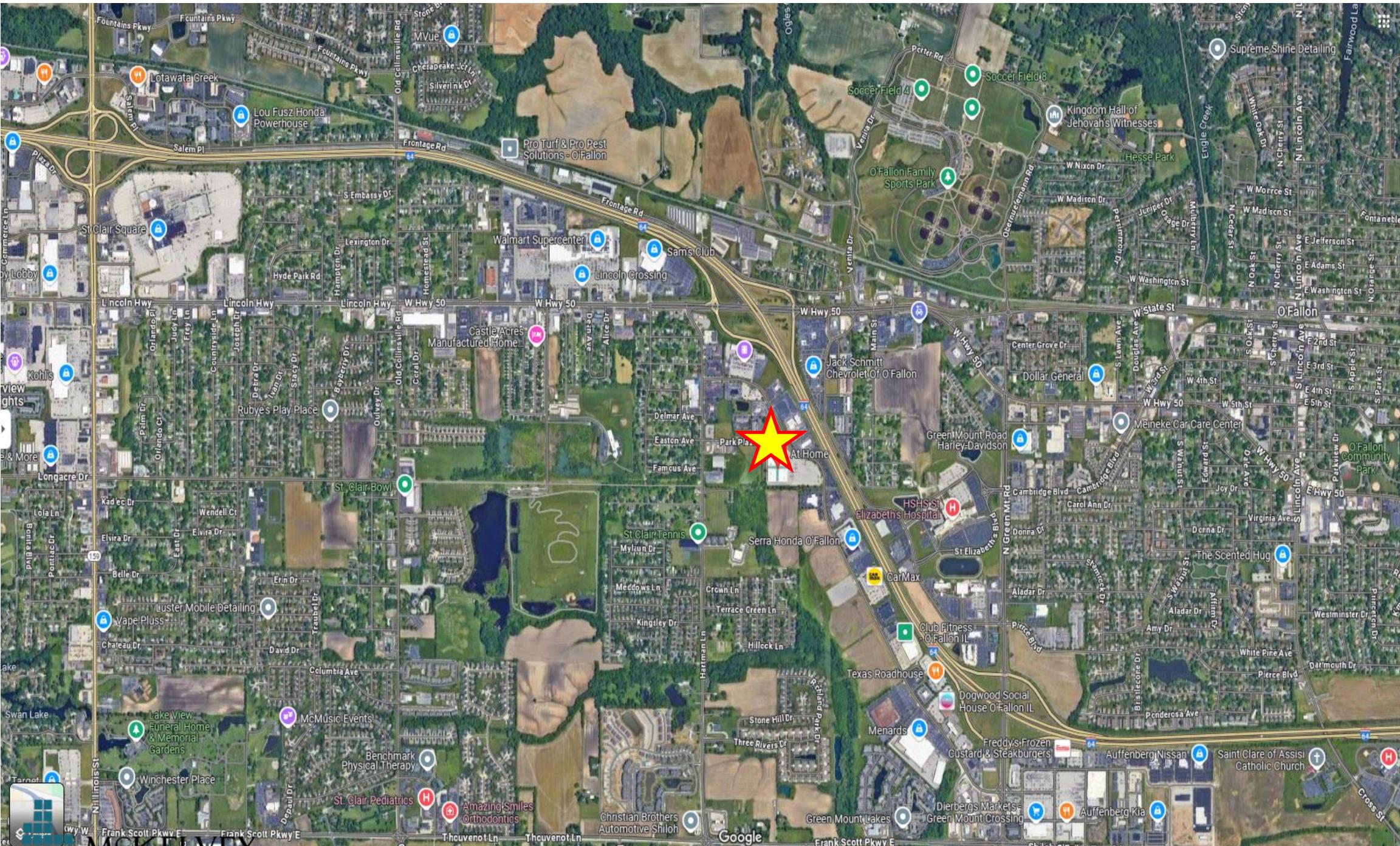
**City, State, Zip Code:** O'Fallon, MO 62269

**Property Type:** Commercial Land Development

**Lot Size:** 1.65 Acres or 71,874 Square Feet

**Zoning:** B-1 (Neighborhood Shopping and Retail)

## MAP OVERVIEW



# LOCATION OVERVIEW

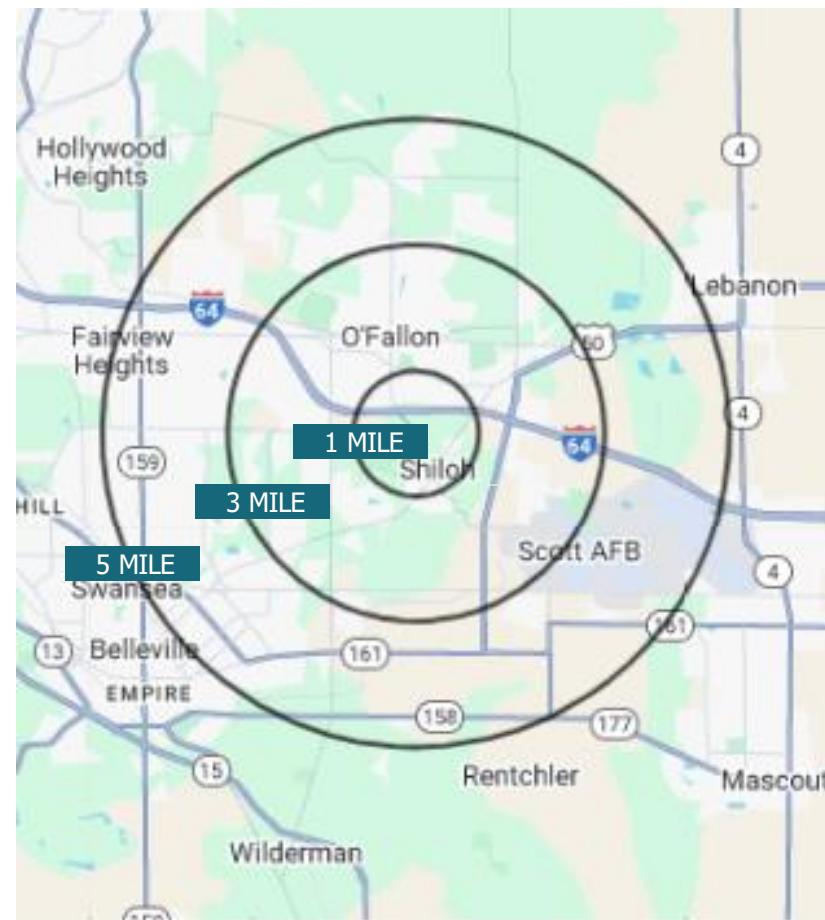
O'Fallon, Illinois, is a vibrant and growing suburban community located just 18 miles east of downtown St. Louis, Missouri. Known for its strong sense of community, excellent schools, and proximity to Scott Air Force Base, O'Fallon is a highly desirable location for families, professionals, and military personnel alike. With a population of over 32,000, the city blends small-town charm with modern amenities, offering a diverse range of housing options from established neighborhoods to new developments.

The local market is supported by a strong median household income of over \$100,000 and a low poverty rate, reflecting the area's overall economic health. Residents benefit from quality public services, recreational amenities, and a variety of shops and restaurants. The area's continued growth and strategic location near major highways make it an attractive destination for homebuyers seeking a balance of convenience, community, and value.



# DEMOGRAPHICS

| POPULATION                 | 1 Miles   | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| 2020 Population            | 3,261     | 51,488    | 102,093   |
| 2024 Population            | 3,109     | 46,323    | 92,297    |
| 2029 Population Projection | 3,032     | 44,387    | 88,573    |
| Median Age                 | 39.5      | 40        | 40.9      |
| HOUSEHOLDS                 | 1 Miles   | 3 Miles   | 5 Miles   |
| 2020 Households            | 1,495     | 20,840    | 41,905    |
| 2024 Households            | 1,429     | 18,710    | 37,843    |
| 2029 Households Projection | 1,394     | 17,908    | 36,287    |
| Average Household Size     | 2.2       | 2.5       | 2.4       |
| INCOME                     | 1 Miles   | 3 Miles   | 5 Miles   |
| Average Household Income   | \$111,937 | \$116,548 | \$108,183 |
| Median Household Income    | \$92,685  | \$94,525  | \$87,220  |



**92,729    \$108,183    \$87,220**

2024 POPULATION  
(5 Miles)

AVERAGE HH  
INCOME  
(5 Miles)

MEDIAN HH  
INCOME  
(5 Miles)

# 1316 PARK PLAZA DR

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### EXCLUSIVELY LISTED BY:

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**BROKER OF RECORD:****Shari Nevels (IL:471.01746)**

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