



 **Central Bank of the Midwest**
A Division of First Midwest Trust Bank

 **SYBERG'S**
RESTAURANT & BAR

 **MARCUS THEATRES**

 **Casey's**
HOME OF THE ORIGINAL STEAKBURGER

 **Hardee's** **STEAK N SHAKE**
HOME OF THE ORIGINAL STEAKBURGER

 **at home**
The Home Decor Superstore

 **CANDLEWOOD SUITES**

 **SCHAEFER AUTOBODY CENTERS**

 **BAYMONT INN & SUITES**

1316 PARK PLAZA DRIVE

O'FALLON, IL 62269

COMMERCIAL DEVELOPMENT LAND



PATRICIA MCKELVEY

PRESIDENT
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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

EXECUTIVE SUMMARY

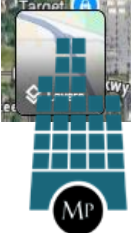
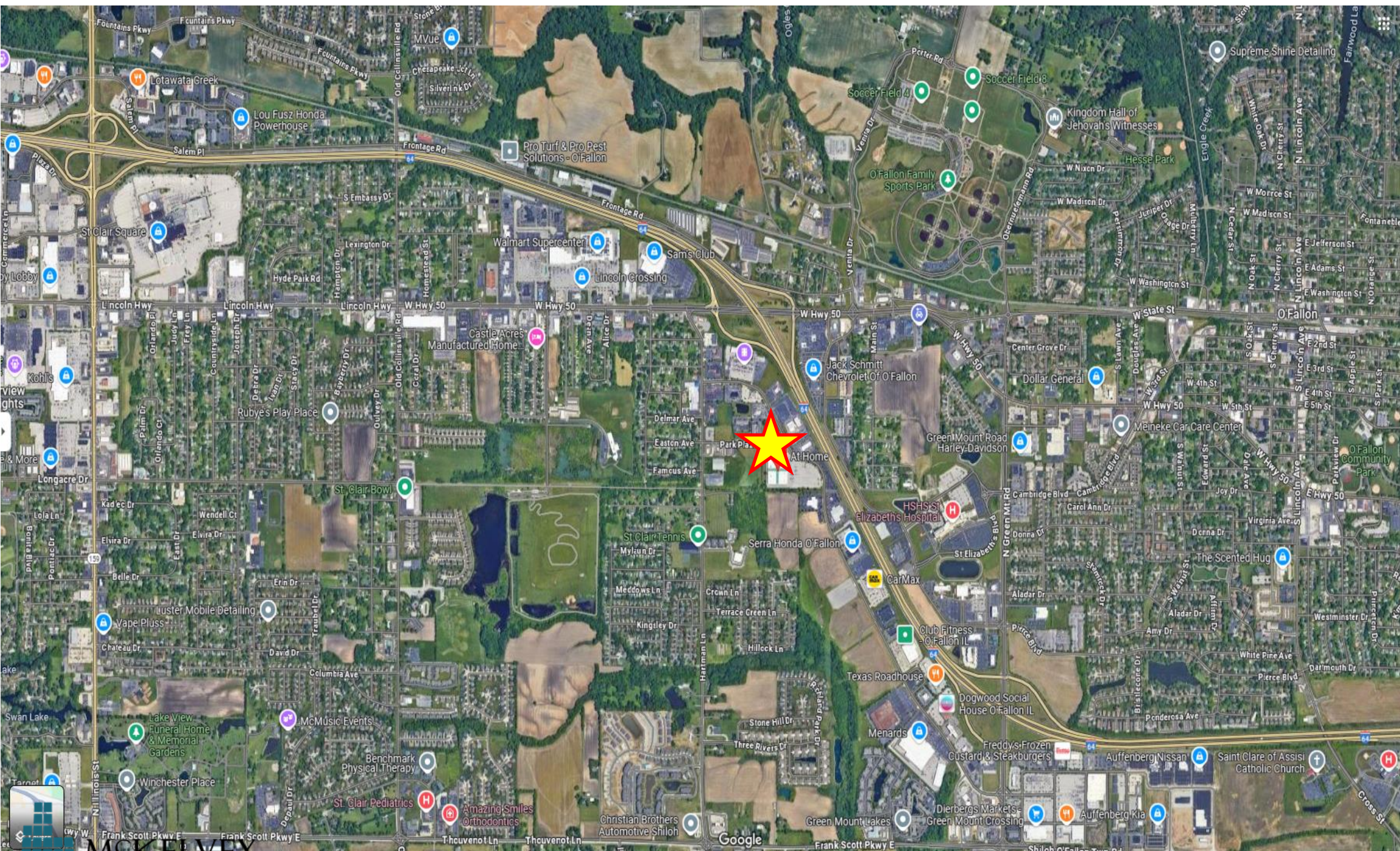
PROPERTY OVERVIEW

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



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

LOCATION OVERVIEW

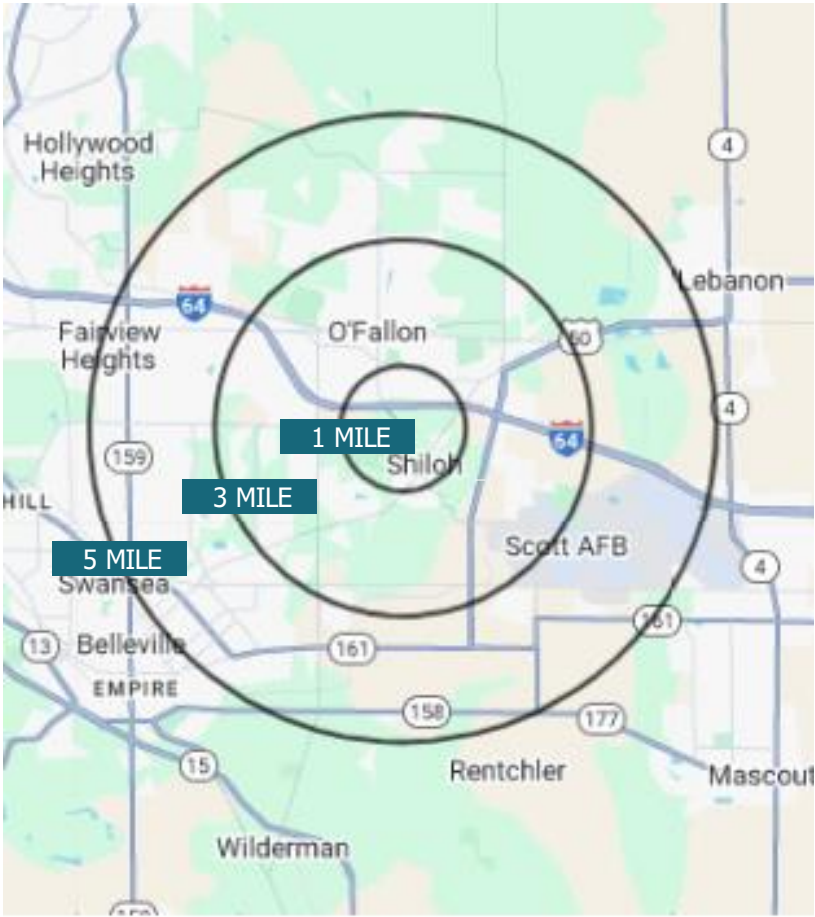
O'Fallon, Illinois, is a vibrant and growing suburban community located just 18 miles east of downtown St. Louis, Missouri. Known for its strong sense of community, excellent schools, and proximity to Scott Air Force Base, O'Fallon is a highly desirable location for families, professionals, and military 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
Agerage 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

2024 POPULATION
(5 Miles)

\$108,183

AVERAGE HH
INCOME
(5 Miles)

\$87,220

MEDIAN HH
INCOME
(5 Miles)

1316 PARK PLAZA DR

O'FALLON, IL 62269

COMMERCIAL DEVELOPMENT LAND

EXCLUSIVELY LISTED BY:



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BROKER OF RECORD:
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