

# 3.85 ACRE DEVELOPMENT SITE FOR SALE

506 Old Collinsville Rd., O'Fallon IL 62269



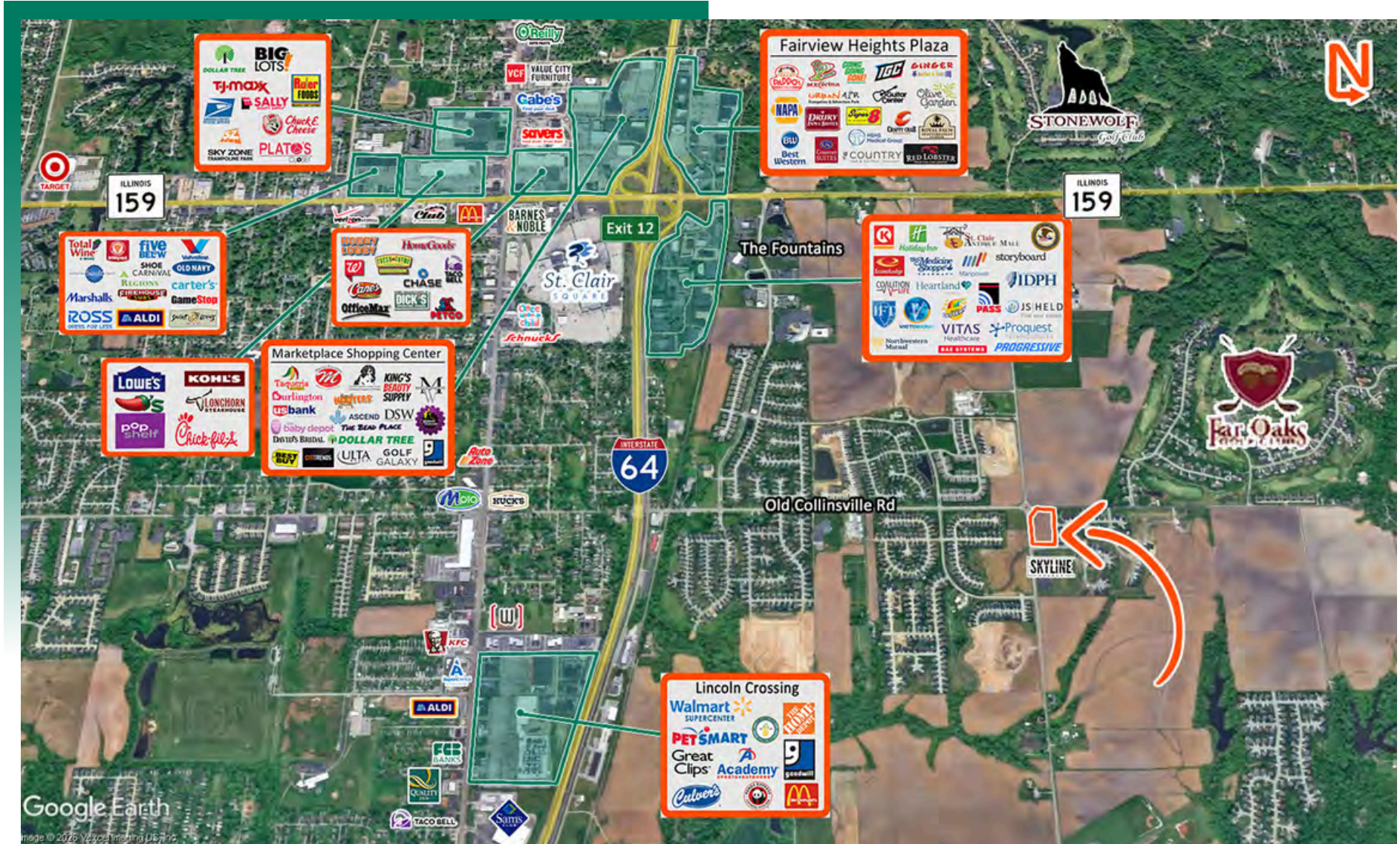
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# AREA MAP

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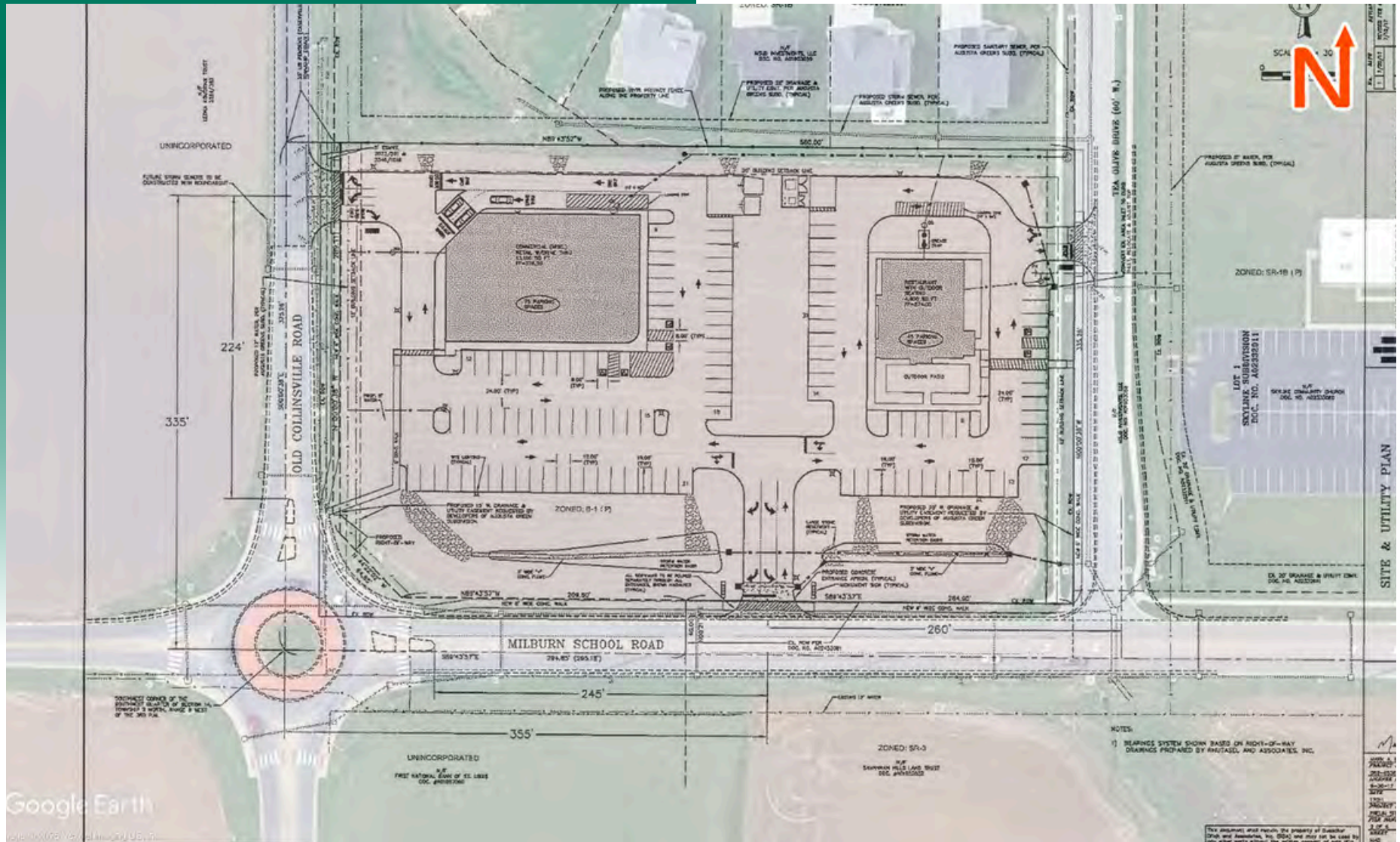


## PROPERTY SUMMARY

Excellent Development Site located at the corner of Old Collinsville Rd and Milburn School Rd. Next to newly developed residential communities, O'Fallon High School Freshman Campus and numerous National Retailers. Close proximity to IL Route 159 & I-64 (Exit 12). Only 13 miles from St. Louis, Missouri which offers convenient access to a major metropolitan area.

# SITE PLAN

506 Old Collinsville Rd. O'Fallon IL 62269



\*Not to scale

# LAND PROPERTY SUMMARY

506 OLD COLLINSVILLE ROAD

**LISTING #** 1106

## LOCATION DETAILS:

**Parcel #:** 03-14.0-300-004  
**County:** IL - St. Clair  
**Zoning:** B1-P - City of O'Fallon

## PROPERTY OVERVIEW:

**Lot Size:** 3.85 Acres  
**Min Divisible Acres:** 3.85  
**Max Contig Acres:** 3.85  
**Frontage:** 376  
**Depth:** 580  
**Topography:** Level  
**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 (exit 12)

## DEMOGRAPHICS/FINANCIAL INFO:

**Taxes:** \$154.80  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$325,000  
**Price / Acre:** \$84,416  
**\$/SF (Land):** \$1.94

## UTILITY INFO:

**Water Provider:** City of O'Fallon  
**Water Location:** W. Side Old Cville Rd / S. Side Milburn  
**Sewer Provider:** Caseyville Township  
**Sewer Location:** S. Side Milburn School Rd  
**Gas Provider:** Ameren IL  
**Gas Location:** S. Side Milburn School Rd  
**Electric Provider:** Ameren IL  
**Electric Location:** Collinsville Rd

## PROPERTY DESCRIPTION:

Excellent corner development opportunity near new residential neighborhoods and O'Fallon Township High School's freshman campus. Utilities: Water - Located west side of Old Collinsville Rd. South side of Milburn School Rd; Sewer - Located south side of Milburn School Rd. in Savannah Hills; Natural Gas - Located south side along Milburn School Rd; Electric - Located along Old Collinsville Rd. Would be a great site for a retail development or small office park.



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