

**COMMERCIAL LOTS
ABERDEEN VILLAGE**

212 AND 218 Scott Troy Rd., O'Fallon, IL 62269



**TWO (2) VACANT PAD READY COMMERCIAL CORNER LOTS
FOR SALE. OWNER MAY CONSIDER BUILD-TO-SUIT.**

1. 212 SCOTT TROY RD., O'FALLON, IL

⇒ .877 ACRES (38,202.12 SF)

⇒ Pad Ready

Sale price: \$448,875.00 (\$11.75 per SF)

2. 218 SCOTT TROY RD., O'FALLON, IL

⇒ 1.281 ACRES (55,800.36 SF)

⇒ Pad Ready

Sale price: \$655,654.00 (\$11.75 per SF)

- ◆ Corner Lots
- ◆ Front Scott Troy Road
- ◆ Lots are contiguous to 244 Luxury Townhomes (Upon completion of construction).
- ◆ Lighted Intersection
- ◆ 1 Mile +/- from I-64 (Exit 19B)
- ◆ 3.7 Miles from Scott Air Force Base
- ◆ 4 Miles +/- From New Boeing 301,000 SF MQ25 Carrier Based Refueling Drone Production Facility
- ◆ Zoned B-1(P) by the City of O'Fallon
- ◆ 57,500 Vehicles per Day on I-64
- ◆ 11,000 Vehicles per Day on Scott-Troy Rd.
- ◆ 13,200 Vehicles per Day on Highway 50

Linda Miller, Broker
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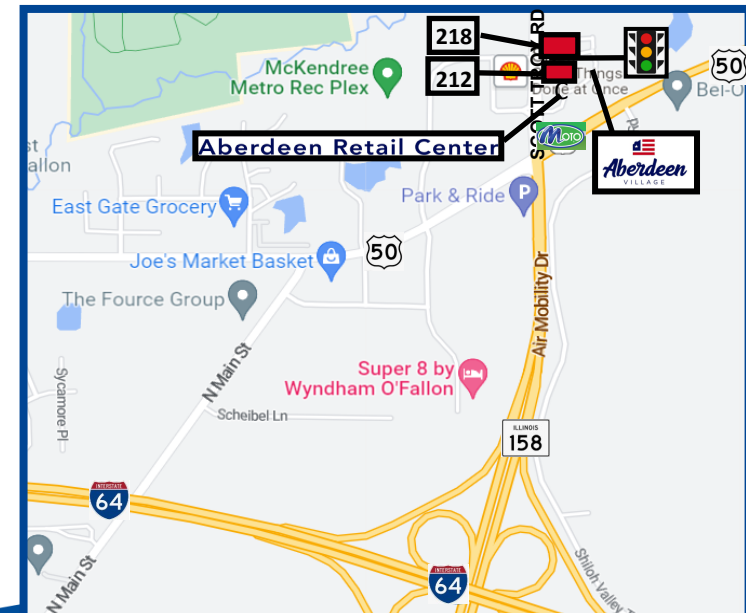
1668 Windham Way
O'Fallon, IL 62269

PreferredCommercialRE.org



212 SCOTT TROY RD., O'FALLON, IL

- ⇒ PAD READY
 - ⇒ EXCELLENT LOCATION
 - ⇒ .877 ACRES (38,202.12 SF)
 - ⇒ Parcel No. 04-27.0-300-025
 - ⇒ Shared Parking
 - ⇒ Contiguous to Popular Aberdeen Village Retail Center
(Home to Tio's Tacos & Tequila Mexican Restaurant,
Yummy Rice Bowls, etc.)
 - ⇒ Owner May Consider Build-to-Suit
- Sale price: \$448,875.00 (\$11.75 per SF)**



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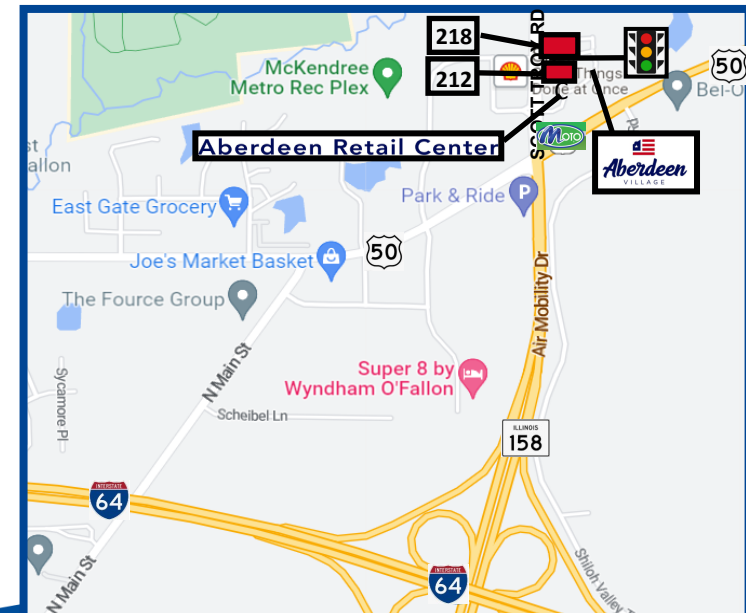
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1.281 ACRE COMMERCIAL LOT 218 Scott Troy Rd., O'Fallon, IL 62269



218 SCOTT TROY RD., O'FALLON, IL

- ⇒ PAD READY
 - ⇒ EXCELLENT LOCATION
 - ⇒ CONTIGUOUS TO ABERDEEN VILLAGE (TOTAL OF 244 LUXURY TOWNHOMES UPON COMPLETION OF CONSTRUCTION)
 - ⇒ 1.281 ACRES (55,800.36 SF)
 - ⇒ Parcel No. 04-27.0-300-026
 - ⇒ Owner May Consider Build-to-Suit
- Sale price: \$655,654.00 (\$11.75 per SF)**



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212 AND 218 Scott Troy Rd., O'Fallon, IL 62269



- ◆ 1 Mile +/- from I-64 (Exit 19B)
- ◆ Directly North of US 50.
- ◆ 244 Luxury Townhomes (Aberdeen Village) within Walking Distance (Temporary Living Qtrs. Available)
- ◆ 3.7 Miles from Scott Air Force Base
- ◆ 4 Miles +/- from St. Louis MidAmerica Airport
- ◆ 4 Miles +/- From New Boeing 301,000 SF MQ25 Carrier Based Refueling Drone Production Facility

- ◆ 3 Miles +/- From
 - Major Retailers
 - Hospitality
 - Major Hospitals
 - Memorial Hospital (BJC Healthcare)
 - St. Elizabeth's Hospital (Hospital Sisters Health System)
- ◆ Approximately 24 miles east of St. Louis, MO
- ◆ 33 Miles East of St. Louis—Lambert International Airport

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.



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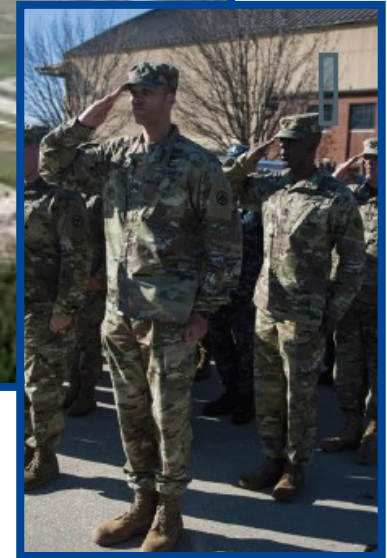
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ABOUT



Located along I-64 in Southern Illinois, O'Fallon is a key part of the St. Louis Metro East. Home to national retailers and local businesses alike. It's among the fastest-growing cities in the region-and ranked as one of the best places to live by several national publications. Key Industries and employers in the region include Healthcare (BJC, Memorial East Hospital, St. Elizabeth's Hospital), Scott Air Force Base, Major Retailers, Tourism and Recreation. Due to its proximity to Scott Air Force Base (SAFB) the population receives a boost from military and federal civilian personnel, defense contractors and military retirees. SAFB contributes \$3 Billion annually to regional economy. Property is located 30 Minutes from St. Louis international Airport & 10 Minutes from MidAmerica Airport (commercial & cargo).



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DEMOGRAPHICS



**300,000
PEOPLE**

Retail Destination Market

\$3 BILLION

Total Market Demand

**\$100,000
ANNUALLY**

Average O'Fallon household income

Population

	2000	2010	2018 ESTIMATE	2023 PROJECTION
Retail Trade Area	257,654	270,408	262,457	259,217

Income

	2018 ESTIMATE
Average Household	\$73,899
Median Household	\$53,865
Per Capita	\$29,831

Educational Attainment

	2018 ESTIMATE
Graduate or Professional	10.2%
Bachelor's Degree	16.4%
Associate Degree	11.5%
Some College, No Degree	24.0%
High School Graduate	28.2%
Some High School, No Degree	6.7%
Less than 9th Grade	3.0%

Race Distribution

	2018 ESTIMATE
White	64.97%
Black or African American	28.65%
American Indian/Alaskan	0.29%
Asian	1.51%
Native Hawaiian/Islander	0.10%
Other Race	1.72%
Two or More Races	2.75%
Hispanic or Latino (of any race)	4.84%

Age

GROUPS	2018 ESTIMATE
9 Years and Under	12.78%
10-17 Years	10.65%
18-24 Years	8.83%
25-34 Years	13.20%
35-44 Years	12.88%
45-54 Years	12.95%
55-64 Years	13.39%
65 Years and Over	15.33%
DISTRIBUTION	2018 ESTIMATE
Median Age	38.51
Average Age	39.15

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