

# 3.85 Acre Development Site

506 Old Collinsville 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.



## Property Summary

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- Excellent Development Site located at the corner of Old Collinsville Rd and Milburn School Rd
- Next to Newly Developed Residential Communities, New O'Fallon High School Freshman Campus and numerous National Retailers
- Close Proximity to IL Route 159 & I-64 (exit 12)

**REDUCED SALE PRICE: \$570,000 (\$3.40 per SF)**

# CONCEPT PLAN



Listing No: 1106

**Land**

NE Corner of Old Collinsville Rd and Milburn School Rd.  
506 Old Collinsville Road  
O'Fallon, IL 62269

**SALE INFORMATION:**

For Sale: Yes  
Sale Price: \$570,000  
Sale Price/Acre:  
Sale Price/SF: \$3.40

**LEASE INFORMATION:**

For Lease: No  
Lease Rate:  
Lease Term:

**Comments**

Excellent development opportunity centrally located at the corner of Old Collinsville Road and Milburn School Road, where a new roundabout is being constructed. Next to newly developed residential communities, near the new O'Fallon High School Freshman Campus, and numerous national retailers. Site is in close proximity to IL Route 159 & I-64, Exit 12. Opposite corners purchased by two banking institutions.

**Total Acres Available:** 3.85  
**Min Divisible Acres:** 3.85

**LAND MEASUREMENTS:**

Acres: 3.85  
Frontage: 376 FT  
Depth: 580 FT

**Subdivide Site:** No

**TRANSPORTATION :**

Interstate: I-64  
Rail: No  
Barge: No  
Airport: MidAmerica St. Louis Airport

**PROPERTY INFORMATION:**

Parcel No:	03-14.0-300-004	TIF:	No	Property Tax:	\$143.90
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2019
Zoning:	B1-P	Survey:	No		
Zoning By:	City of O'Fallon	Environmental:	No	Traffic Count:	
Complex:		Archaeological:	No	Topography:	Level

**UTILITY INFORMATION**

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

**Listing Broker(s)**

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