

# 2.85-6.68 AC Commercial Sites

State Route 158 & I-64, O'Fallon, IL 62254



PRICE REDUCED

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

Wayne Barber Jr. - SIOR  
Principal  
Cell: (618) 593-4000  
wayne@barbermurphy.com

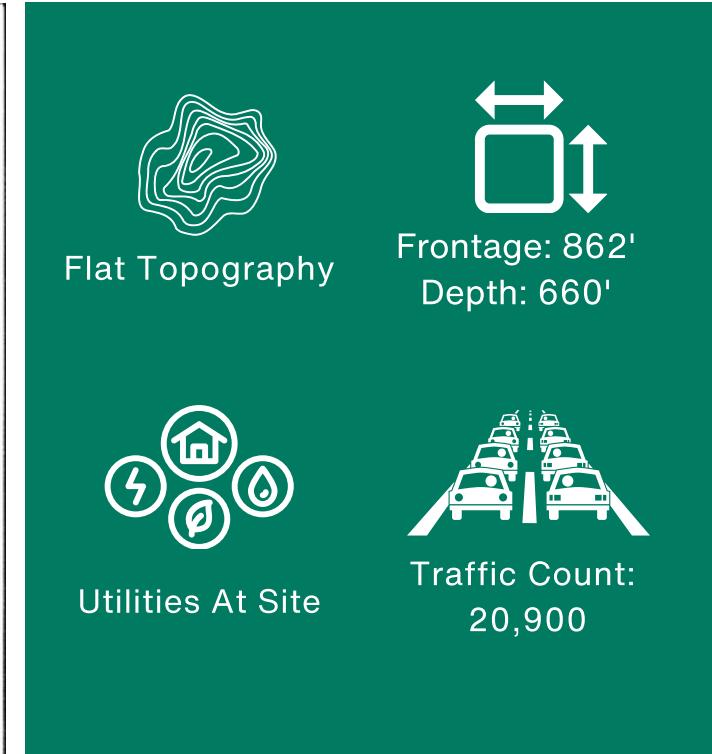
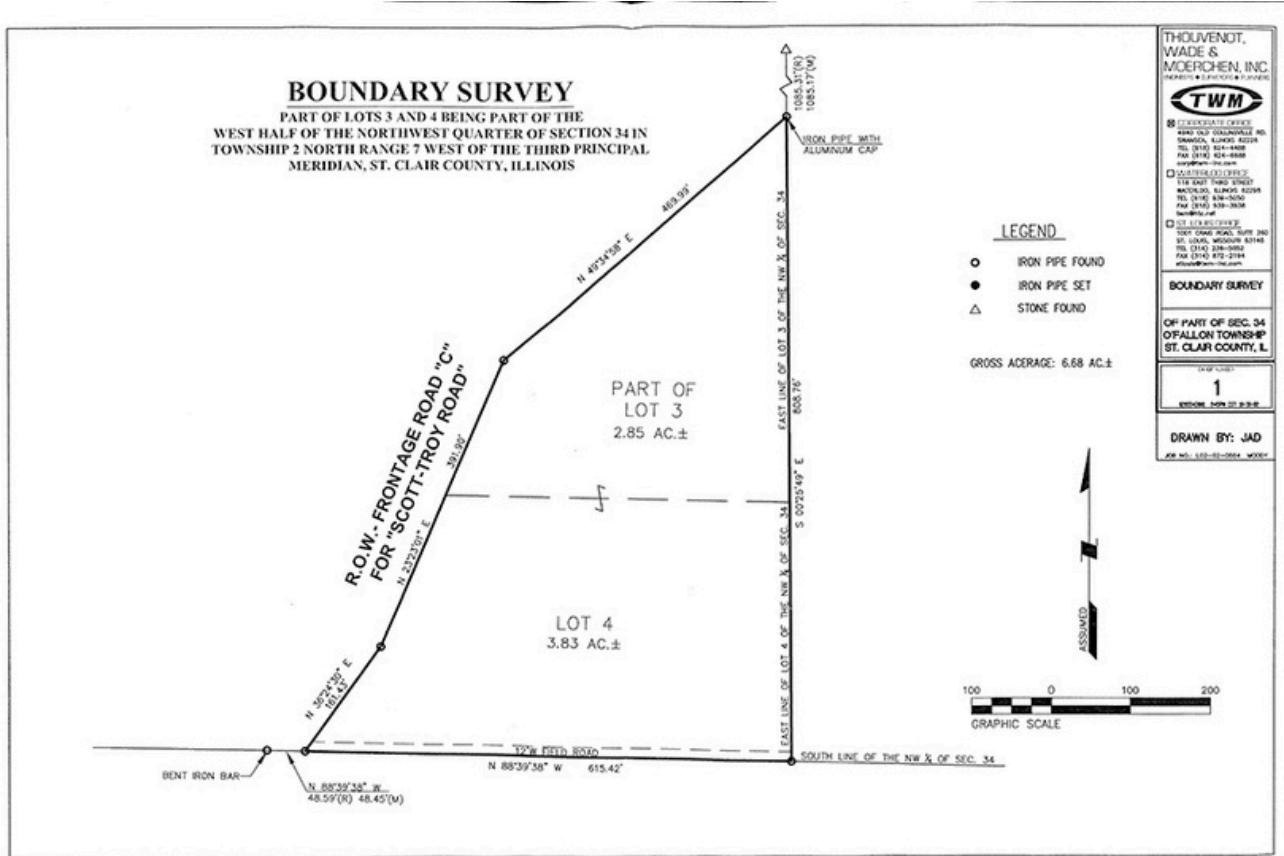
Mike Durbin  
Broker Associate  
Cell: (618) 960-8675  
miked@barbermurphy.com



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.

# SURVEY

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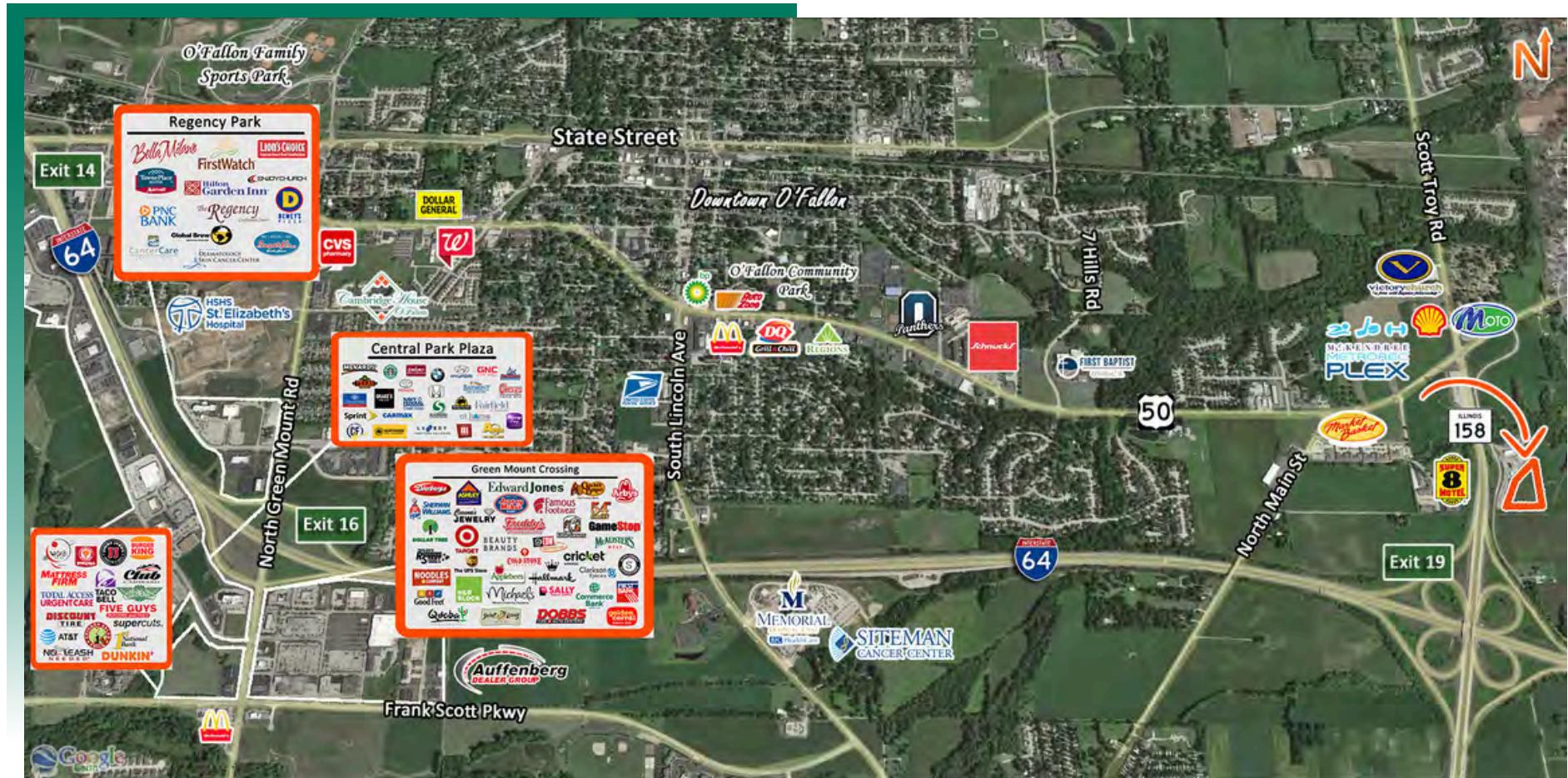
## 6.68 Acre Development Land Opportunity

It is Zoned Agricultural Land in a high growth corridor of the St. Louis Metro East.

The property is proposed Industrial/ Business Park.

# AREA MAP

State Route 158 & I-64, O'Fallon, IL 62254



## LOCATION OVERVIEW

Located East of IL Route 158 and I-64 exchange with direct access to US Highway 50 via Shiloh Valley Township Line Rd. Only 5 minutes from Scott Air Force Base Shiloh gate, 9 minutes from Mid-America St. Louis Airport and 25 minutes from downtown St. Louis, MO.

**EXIT**



Exit 19 B

I-64

# LAND PROPERTY SUMMARY

STATE ROUTE 158, LEBANON, IL

**LISTING #** 2917

## LOCATION DETAILS:

Parcel #: 04-34.0-100-009  
County: IL - St. Clair  
Zoning: Agricultural

## PROPERTY OVERVIEW:

Lot Size: 6.68 Acres  
Min Divisible Acres: 2.85  
Max Contig Acres: 6.68  
Frontage: 862  
Depth: 660  
Land Status: Existing  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: Yes

## TAX INCENTIVE ZONES:

TIF District: No  
Enterprise Zone: Yes  
Opportunity Zone: No  
Foreign Trade Zone: No

## TRANSPORTATION:

Interstate Access: I-64  
Airport Access: 9 minutes to MidAmerica St. Louis Airport

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 20900  
Taxes: \$190.12  
Tax Year: 2022



## SALE INFORMATION:

Sale Price: \$367,400  
Price / Acre: \$55,000  
\$/SF (Land): \$1.26

## UTILITY INFO:

Water Provider: IL American  
Water Location: On Site  
Gas Provider: Ameren IL  
Gas Location: On Site  
Electric Provider: Ameren IL  
Electric Location: On Site

## PROPERTY DESCRIPTION:

6.68 acres development opportunity located in the high growth corridor of the St. Louis Metro East.