

# 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

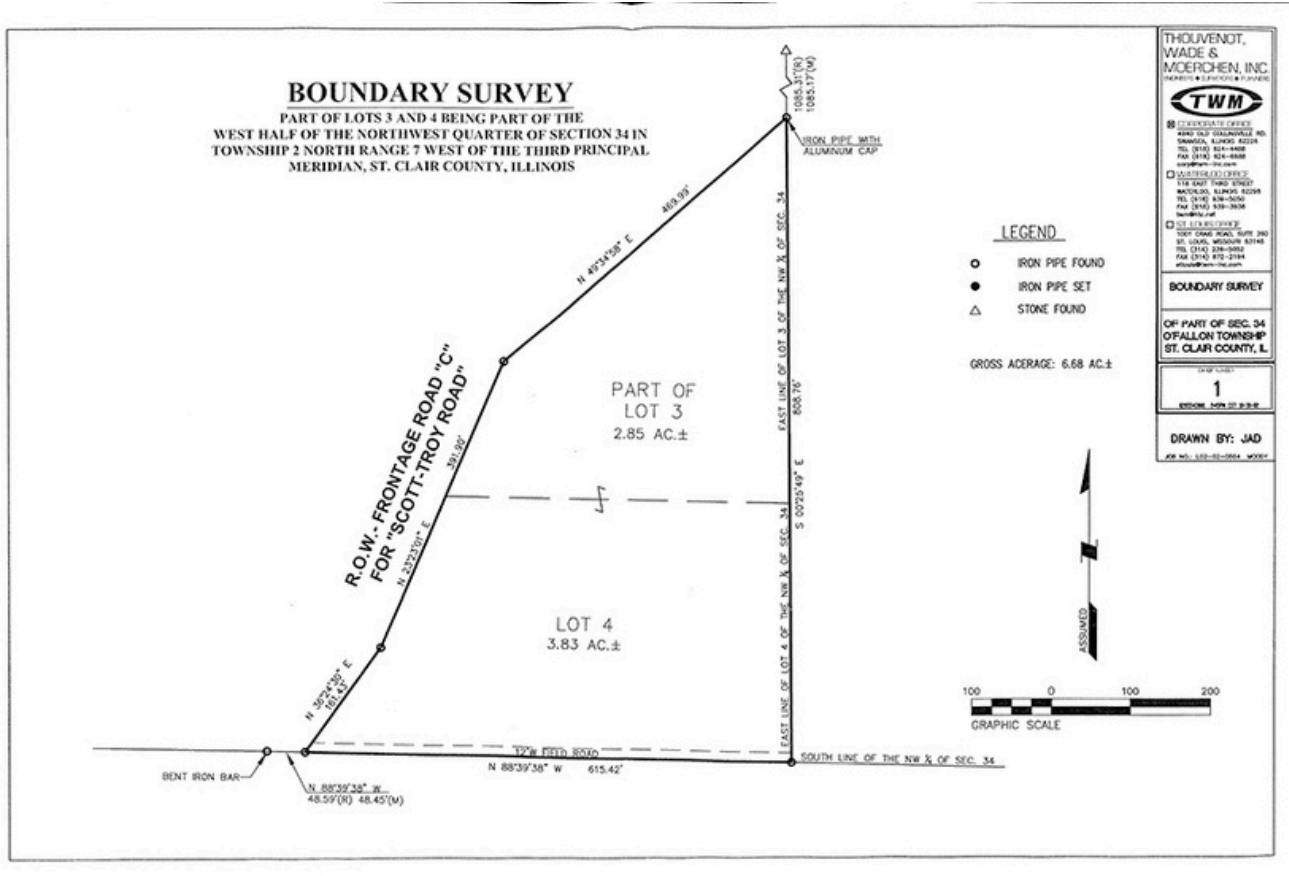
**Mike Durbin**  
Broker Associate  
Cell: (618) 960-8675  
miked@barbermurphy.com





# SURVEY

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



**Flat Topography**

**Frontage: 862'**  
**Depth: 660'**

**Utilities At Site**

**Traffic Count:**  
**20,900**

## 6.68 Acre Development Land Opportunity

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

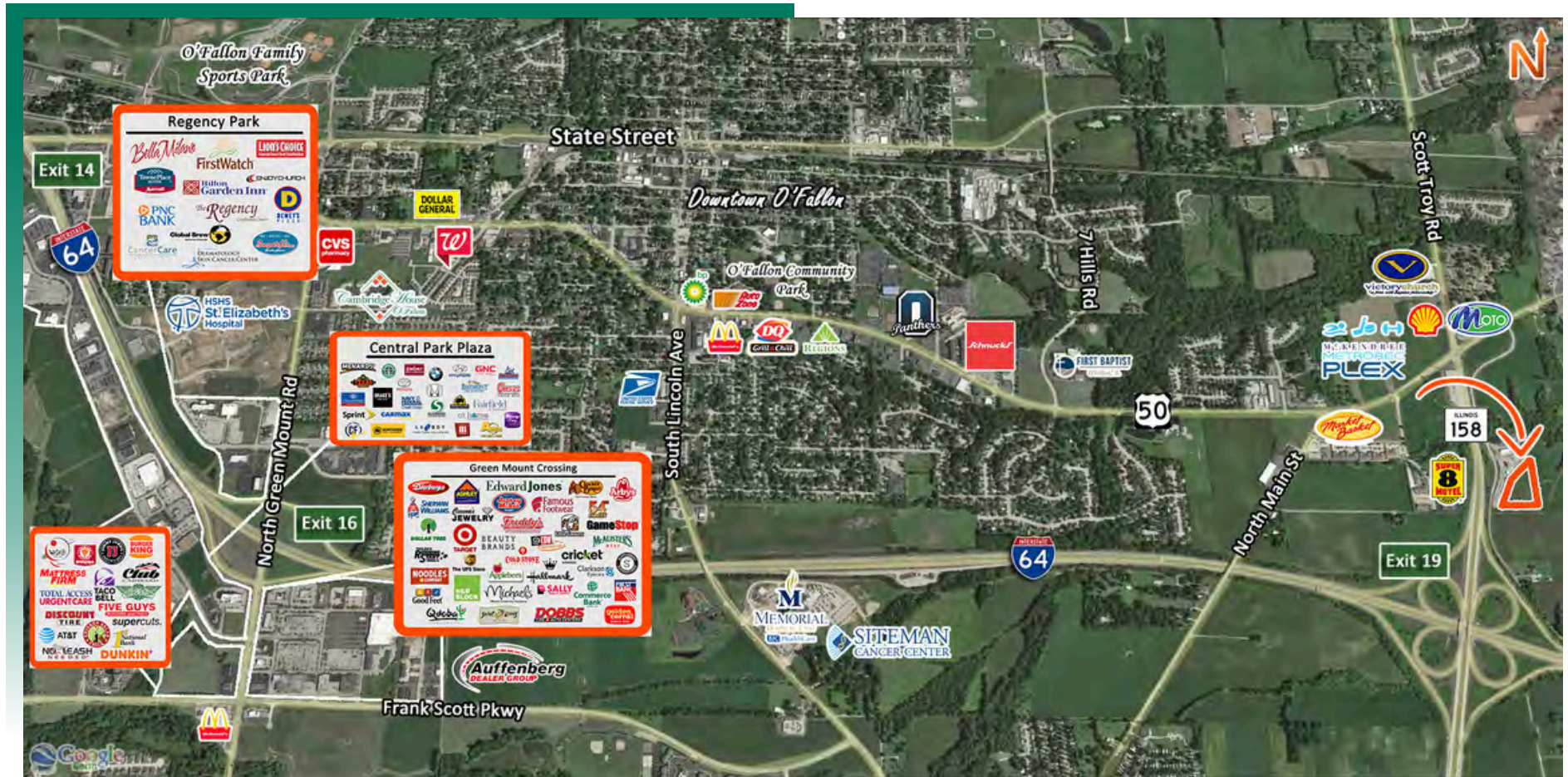
The property is proposed Industrial/ Business Park.





# 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.

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**MIKE DURBIN**

Broker Associate  
O: (618) 277-4400  
C: (618) 960-8675  
miked@barbermurphy.com