

FOR SALE

S Lawn Ave.
O'Fallon, IL 62269

W State St

S Lawn Ave

FOR SALE
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
3.26 ACRES



3.26 ACRE MULTI-FAMILY DEVELOPMENT SITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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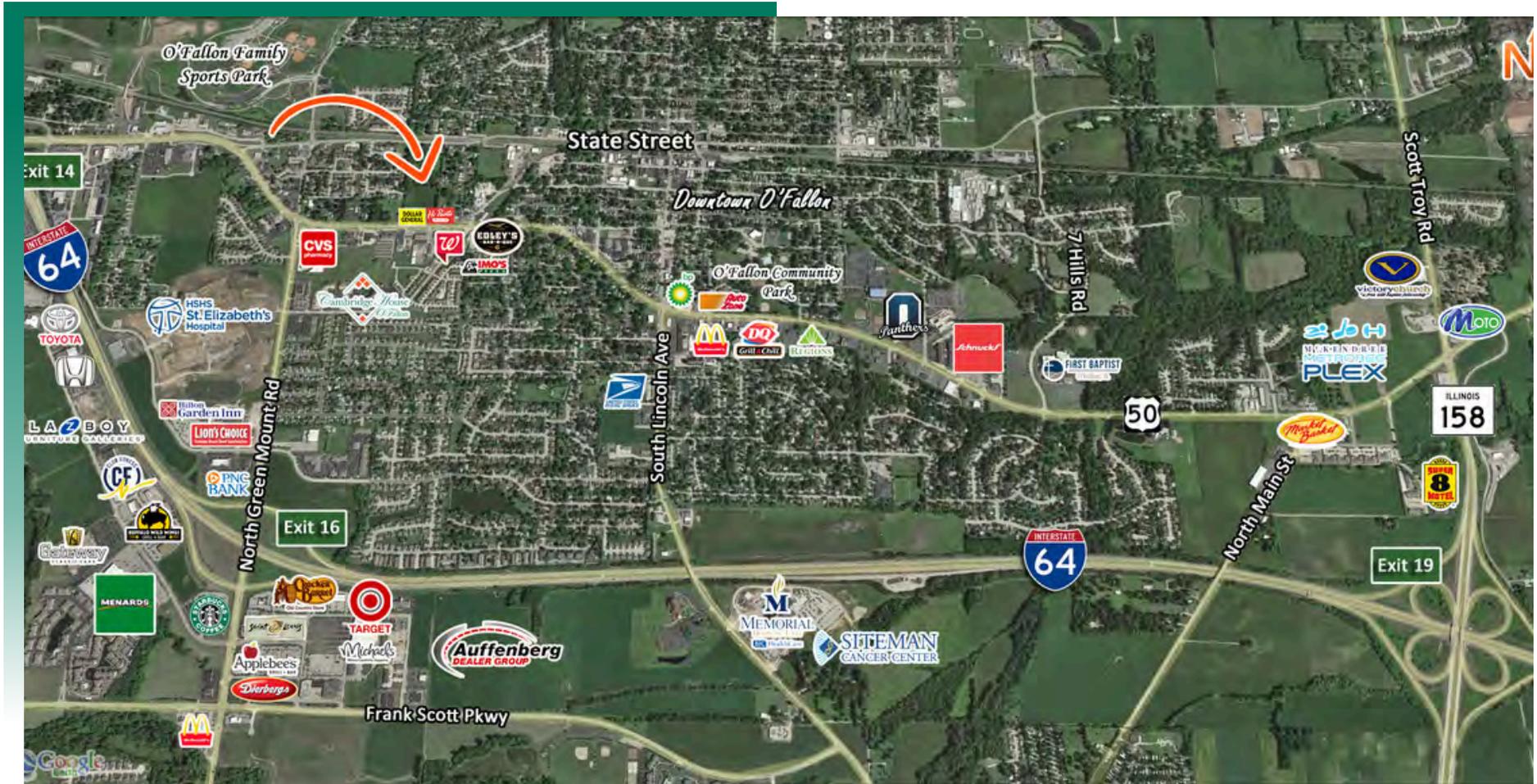
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

S Lawn Ave., O'Fallon, IL



LOCATION OVERVIEW

Well located off of Hwy 50 in growth market of O'Fallon IL. Close proximity to I-64.



FRONTAGE: 300'
DEPTH: 475'



I-64



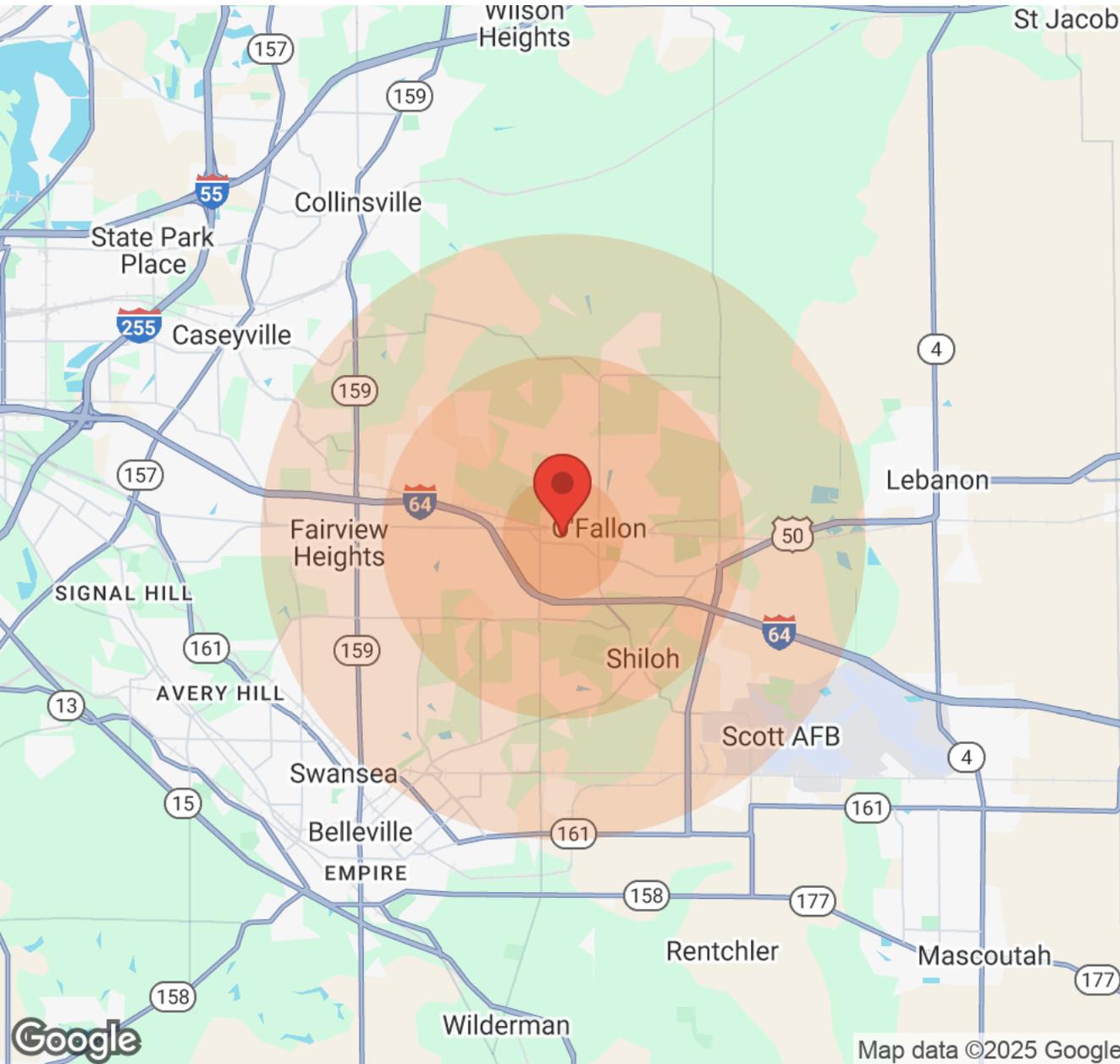
FLAT TOPOGRAPHY



EXIT 14

DEMOGRAPHICS

SOUTH LAWN AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,094	17,731	40,662
Female	3,297	18,925	43,121
Total Population	6,391	36,656	83,783

Income	1 Mile	3 Miles	5 Miles
Median	\$57,179	\$71,607	\$73,036
< \$15,000	193	1,194	2,422
\$15,000-\$24,999	301	1,056	2,349
\$25,000-\$34,999	230	1,214	2,852
\$35,000-\$49,999	379	1,768	4,059
\$50,000-\$74,999	703	3,166	6,644
\$75,000-\$99,999	308	2,060	4,915
\$100,000-\$149,999	482	3,066	6,268
\$150,000-\$199,999	125	753	2,052
> \$200,000	15	417	1,356

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,934	15,608	35,479
Occupied	2,701	14,557	33,139
Owner Occupied	1,606	9,465	23,236
Renter Occupied	1,095	5,092	9,903
Vacant	233	1,051	2,340

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Map data ©2025 Google

LAND PROPERTY SUMMARY

SOUTH LAWN AVENUE

LISTING # 3070

LOCATION DETAILS:

Parcel #: 04300300036
County: IL - St. Clair
Zoning: MR-1 (P)

PROPERTY OVERVIEW:

Lot Size: 3.26 Acres
Min Divisible Acres: 3.26
Max Contig Acres: 3.26
Frontage: 300
Depth: 475
Land Status: Undeveloped
Topography: Flat
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:
Airport Access:

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,000
Taxes: -
Tax Year: -



SALE INFORMATION:

Sale Price: \$500,000
Price / Acre: \$153,374
\$/SF (Land): \$3.52

UTILITY INFO:

Water Provider: City
Water Location: Lawn Ave
Sewer Provider: City
Sewer Location: Lawn Ave
Gas Provider: Ameren
Gas Location: Lawn Ave
Electric Provider: Ameren
Electric Location: Lawn Ave

PROPERTY DESCRIPTION:

3.26 Acres available for development. Multifamily/Townhome project already approved through city. Contact broker for drawings and 3rd party materials.