

# 2.87 ACRE DEVELOPMENT SITE FOR SALE

1414 Frontage Rd., O'Fallon, IL 62269



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# AREA MAP

1414 Frontage Rd., O'Fallon, IL 62269



## LOCATION OVERVIEW

High visibility from I-64's 76,000 ADT. Less than five minutes from numerous amenities including restaurants, lodging and retail shops. 15 minutes from Scott Air Force Base and downtown St. Louis, MO.

# PLAT

1414 Frontage Rd., O'Fallon, IL 62269



## PROPERTY INFORMATION

- 2.87-acre newly platted site
- B-2 zoning with multiple commercial uses
  - Allowed uses include auto parts, warehousing, equipment yards, rentals, office, retail, and mobile home sales
- Storage use restrictions apply

**SALE PRICE: \$449,000**

# LAND PROPERTY SUMMARY

1414 FRONTAGE RD

**LISTING #** 3187

## LOCATION DETAILS:

**Parcel #:** 03260200013  
**County:** IL - St. Clair  
**Zoning:** B-2

## PROPERTY OVERVIEW:

**Lot Size:** 2.87 Acres  
**Min Divisible Acres:** 2.87  
**Max Contig Acres:** 2.87  
**Frontage:** 534  
**Depth:** 262  
**Topography:** Mostly flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

**Interstate Access:** I-64  
**Airport Access:** Mid-America St. Louis Airport

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 4000; 76,000 on I-64



## SALE INFORMATION:

**Sale Price:** \$449,000  
**Price / Acre:** \$156,446  
**\$/SF (Land):** \$3.59

## UTILITY INFO:

**Water Provider:** O'Fallon  
**Water Location:** At Site  
**Sewer Provider:** N/A  
**Sewer Location:** N/A  
**Gas Provider:** Ameren  
**Gas Location:** At Site  
**Electric Provider:** IL Power  
**Electric Location:** At Site

## Property Description

2.87 acre newly platted parcel available for development. B-2 zoning permits a large number of uses including office, retail, sale of auto parts and warehousing, equipment yards, machine and equipment rental service, as well as mobile home sales. New development will need to be on a septic tank. Use restriction on storage facilities.

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