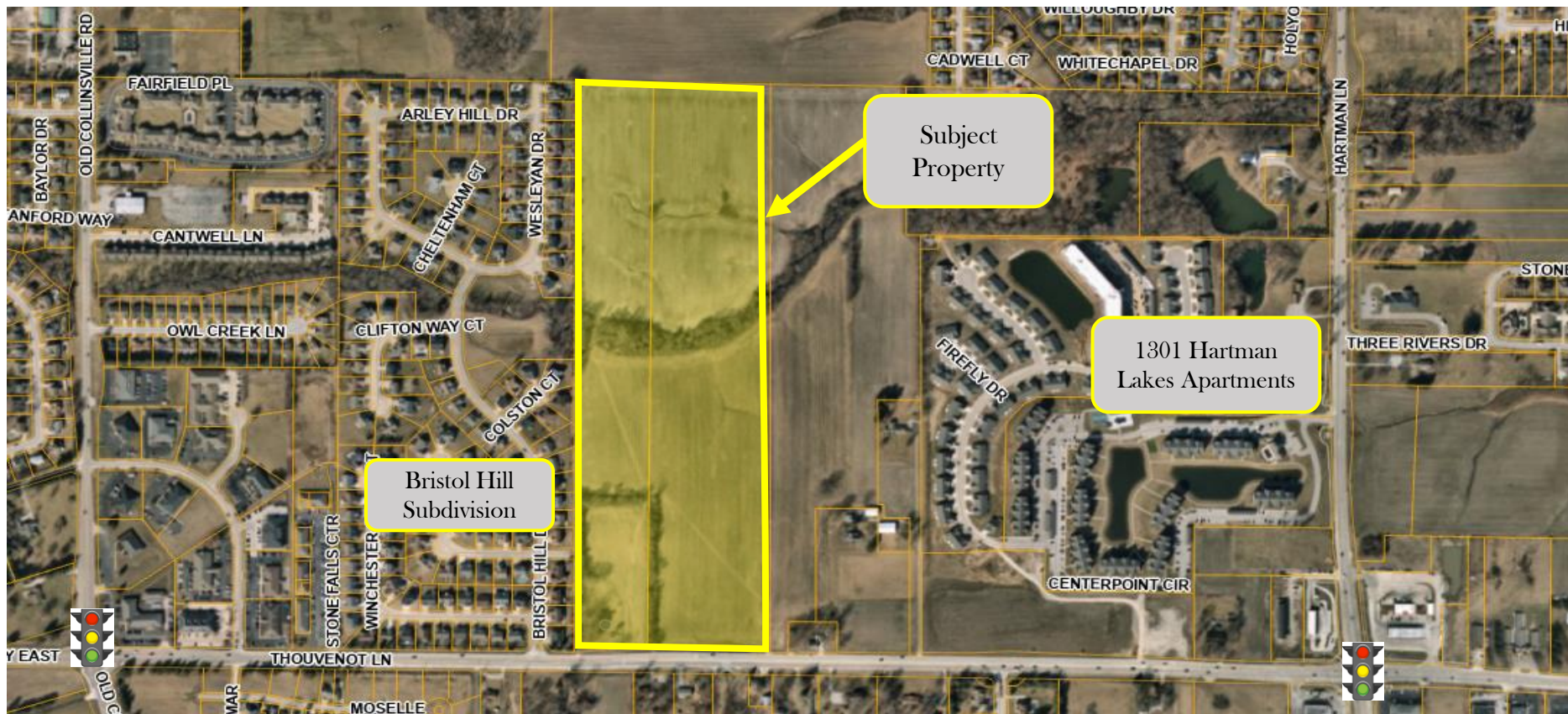


49 +/- Acres - Prime Development Land

Thouvenot Lane, O'Fallon, Illinois 62269



FOR SALE - \$1,450,000

WP WITTENAUER
PROPERTIES

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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Walmart
Academy
Sams Club
THE HOME DEPOT
Jack in the box
McDonald's
Culver's
PET SMART

O'Fallon Sports Park

Central Park Plaza

Starbucks, TEXAS ROADHOUSE, MENARDS, BMW, T Mobile, HONDA, ASBPA, TOYOTA, GNC LIVE WELL, CHEVYS, DRIVEWAY, NAVY FEDERAL Credit Union, LAZBOY FURNITURE GALLERIES, CANDLEWOOD SUITES, Massage Envy, CLUB FITNESS, CARMAX, NORTHERN

HSHS St. Elizabeth's Hospital

Regency Park

Hampton Inn, CHOCOLATE, Bella Milano, DEWEY'S PIZZA, FIRST WATCH THE DAYTIME CAFE, TownePlace Suites Marriott, Hilton Garden Inn, PNC, Simmons Bank, Global Brew, Sugarfin

Green Mount Crossing

Dierbergs, Michaels, Ashley HOMESTORE, Applebees, Target, Freddy's STEAKHOUSE, noddles, ATHLETICO PHYSICAL THERAPY, Edward Jones, Arby's, GameStop, LookAfter HAIR COMPANY, JOJO'S MANSION, H&R BLOCK, DOBBS HOME PROFESSIONAL, Hallmark, Tanera, Commerce Bank, BEAUTY BRANDS, QDOBA MEXICAN EATS, COLD STONE, McALISTER'S BISTROT, Golden Corral

MEMORIAL HOSPITAL EAST
BIO HealthCare

SUBJECT PROPERTY

Lincolnville Rd

Hartman Lane

Frank Scott Parkway

Frank Scott Parkway

49 +/- Acres – Prime Development Land

Thouvenot Lane, O'Fallon , Illinois 62269

PROPERTY OVERVIEW

- 49 +/- acres of prime development land on Frank Scott Parkway (Thouvenot Lane) O'Fallon, IL
- Great access to both Fairview Heights and O'Fallon - two of the strongest submarkets in the St. Louis Metro East
- Strong demographics and growing population
- O'Fallon Schools - Central District #104 and O'Fallon HS #203
- Two parcels - will not divide
- Close proximity to St. Elizabeth's Hospital and Memorial Hospital
- Utilities at site - Water from O'Fallon, 8" Sewer from Caseyville Township, Gas and Electric from Ameren

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,981	54,124	124,550
Households	2,548	22,815	52,319
Avg. HH Income	\$123,286	\$109,795	\$99,989

FOR INFO, PLEASE CONTACT:

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