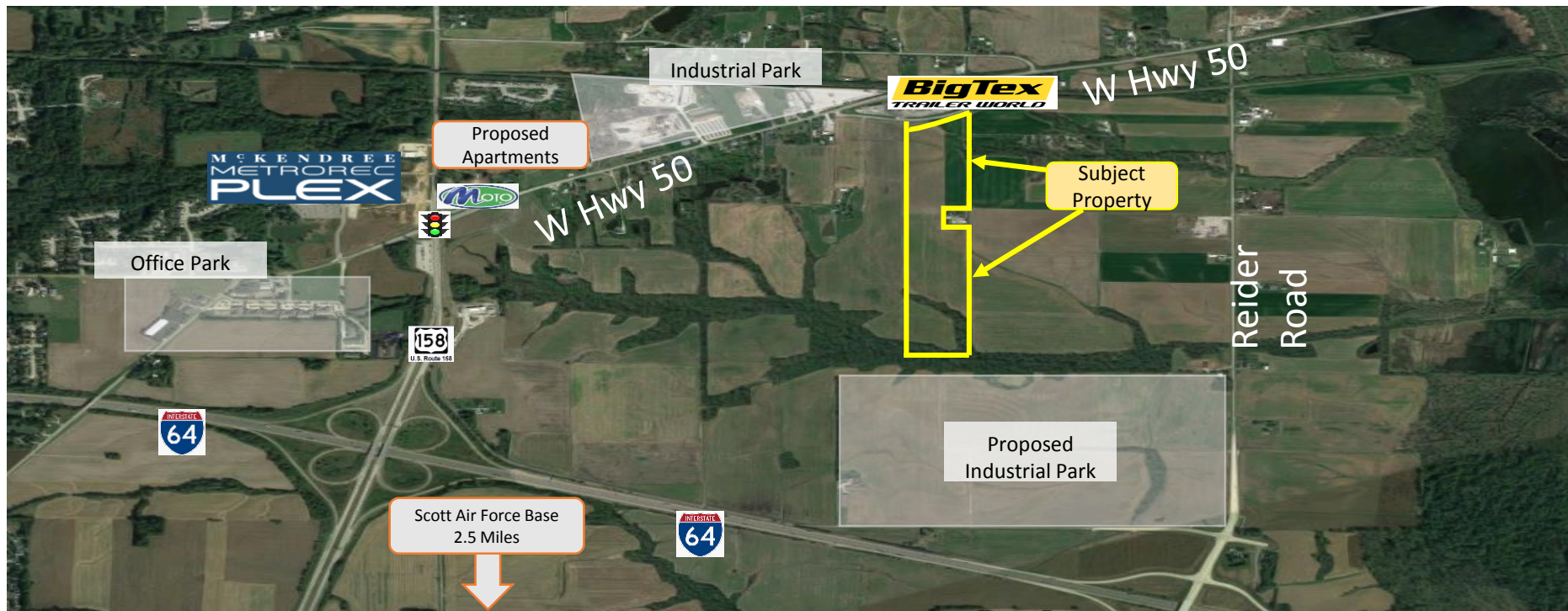


Appox. 59.5 Prime Development Land

O'Fallon, IL



FOR SALE - \$27,500 PER ACRE

WP | **WITTENAUER**
P R O P E R T I E S

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.

Appox. 59.5 Prime Development Land

O'Fallon, IL

Property Overview:

- Approx. 59.5 acres of prime development land just off Hwy 50 in O'Fallon IL
- Adjacent to proposed Industrial Park and near existing Industrial Park
- Good access to Hwy 158 and I-64
- Strong demographics in a growing area
- Most of property is fairly level or gently sloping

Demographics:

	3-MILE	5-MILES	10-MILES
POPULATION	16,469	45,705	192,598
HOUSEHOLDS	6,298	16,858	79,953
AVG HH INCOME	\$116,212	\$118,161	\$67,916
MED HH INCOME	\$82,527	\$86,354	\$67,916

For Info, Contact:

David Wittenauer | President
Managing Broker
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197

Tom Maloney | Vice President
tom@wittenauerproperties.com
Office: 618-632-0158
Mobile: 314-305-2477



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