

WP WITTENAUER
PROPERTIES

N LINCOLN AVE

KYLE RD

APPROX. 20.07 ACRES PRIME DEVELOPMENT LAND
NW CORNER LINCOLN AVE & KYLE RD, O'FALLON, IL 62269
AVAILABLE FOR SALE

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.

SUBJECT
PROPERTY



Family Sports Park
O'Fallon, IL



St. Clair
SQUARE



McKENDREE
METROREC
PLEX

FAIRVIEW HEIGHTS

O'FALLON



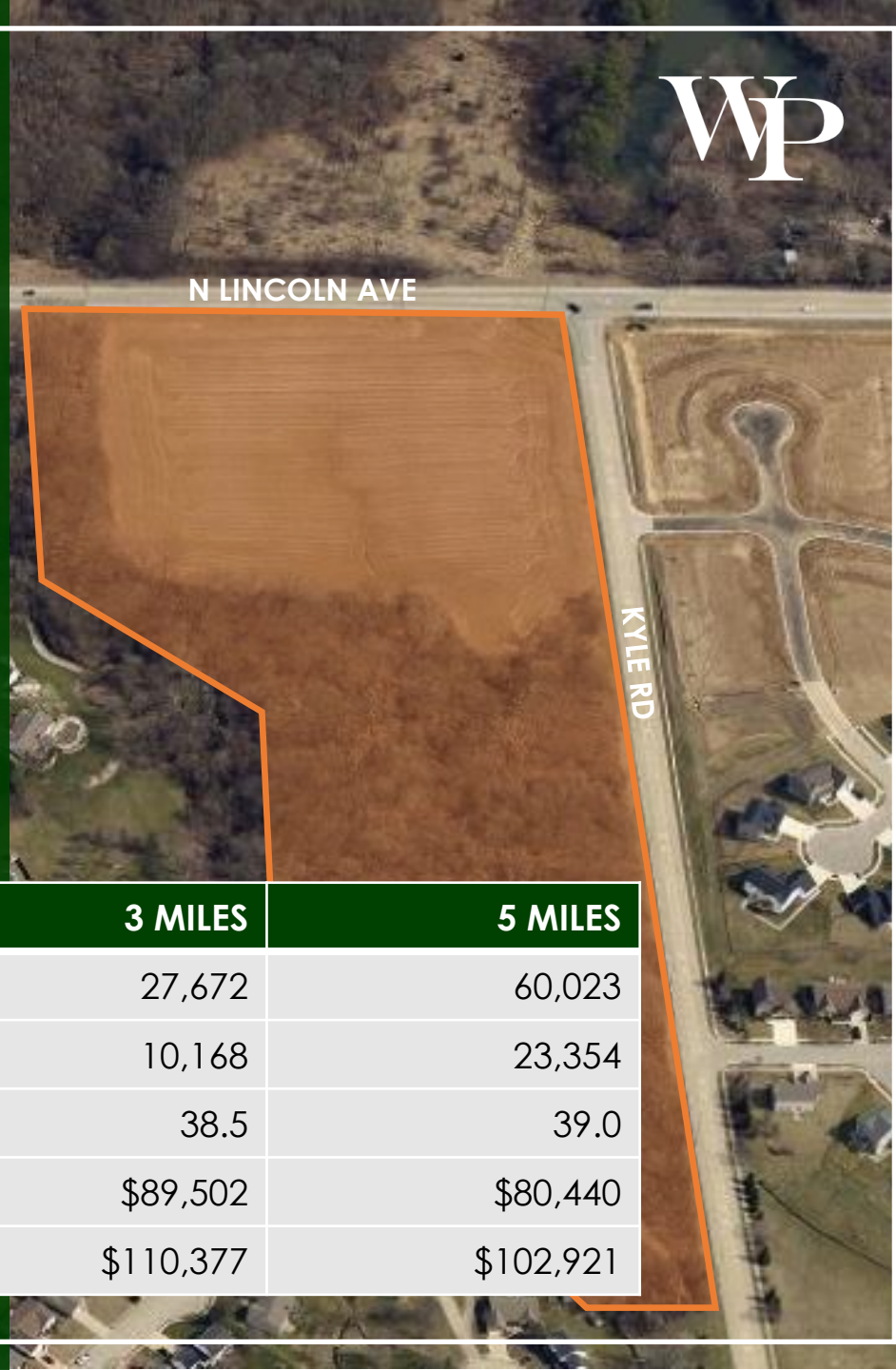
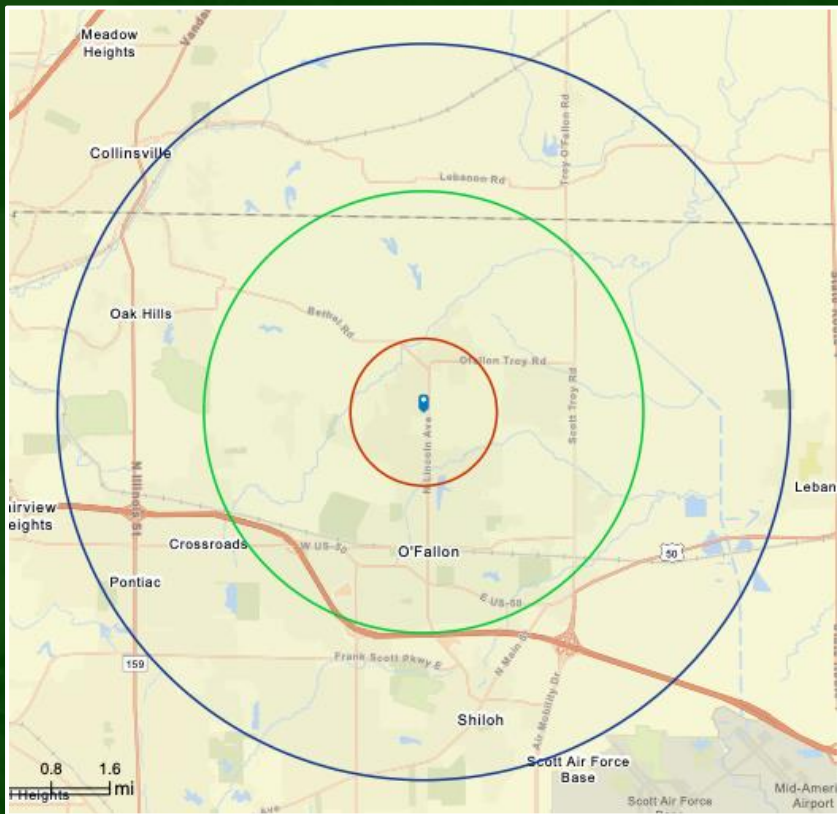
HSHS
St. Elizabeth's
Hospital



SWANSEA

SHILOH

SCOTT AIR
FORCE BASE



| ESRI DEMOS | 1 MILES | 3 MILES | 5 MILES |
|------------------|-----------|-----------|-----------|
| POPULATION | 5,281 | 27,672 | 60,023 |
| HOUSEHOLDS | 1,663 | 10,168 | 23,354 |
| MEDIAN AGE | 37.0 | 38.5 | 39.0 |
| MEDIAN HH INCOME | \$118,680 | \$89,502 | \$80,440 |
| AVG HH INCOME | \$133,166 | \$110,377 | \$102,921 |



PROPERTY INFORMATION

PRIME DEVELOPMENT LAND AVAILABLE FOR SALE
NW CORNER OF N LINCOLN AVE & KYLE RD

SALE PRICE: \$450,000

- **LOT SIZE:** APPROX 20.07 ACRES
- **DIVISIBLE:** POTENTIALLY, CONTACT BROKER FOR DETAILS
- **POTENTIAL USES:** RESIDENTIAL OR COMMERCIAL
- **FRONTAGE:** APPROX. 1700' ON KYLE & 650' ON LINCOLN
- **COUNTY:** ST. CLAIR
- **ZONING:** A(P)/B-1(P) – CITY OF O'FALLON
- **TRAFFIC COUNT:** 4,700 ON LINCOLN & 3,300 ON KYLE
- **UTILITIES:** WATER/SEWER – CITY OF O'FALLON, GAS/ELECTRIC – AMEREN ILLINOIS

FOR INFORMATION

DAVID WITTENAUER | PRESIDENT | MANAGING BROKER
WITTENAUER PROPERTIES
DAVID@WITTENAUERPROPERTIES.COM
OFFICE: 618.632.5850
MOBILE: 618.719.1197