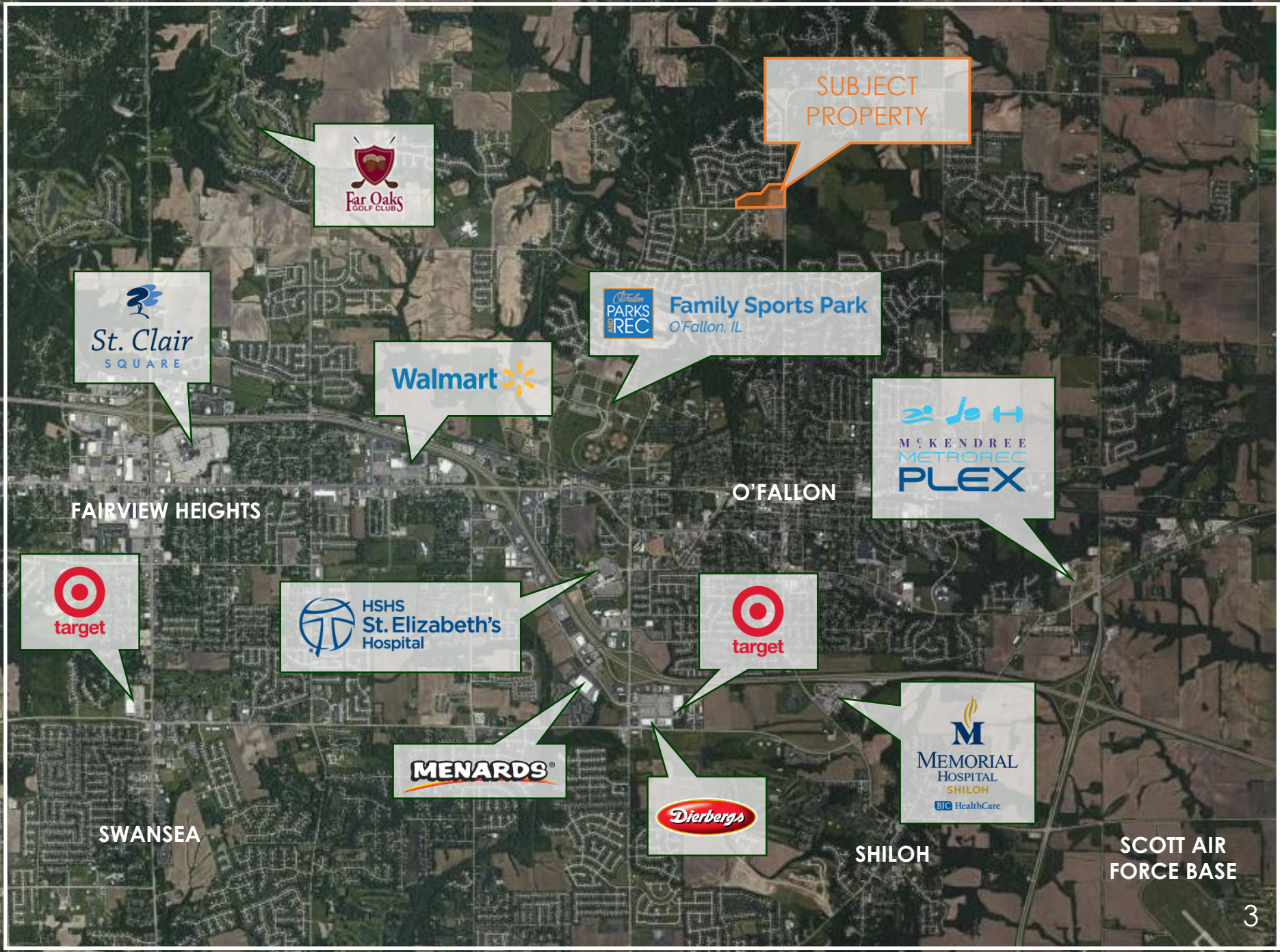
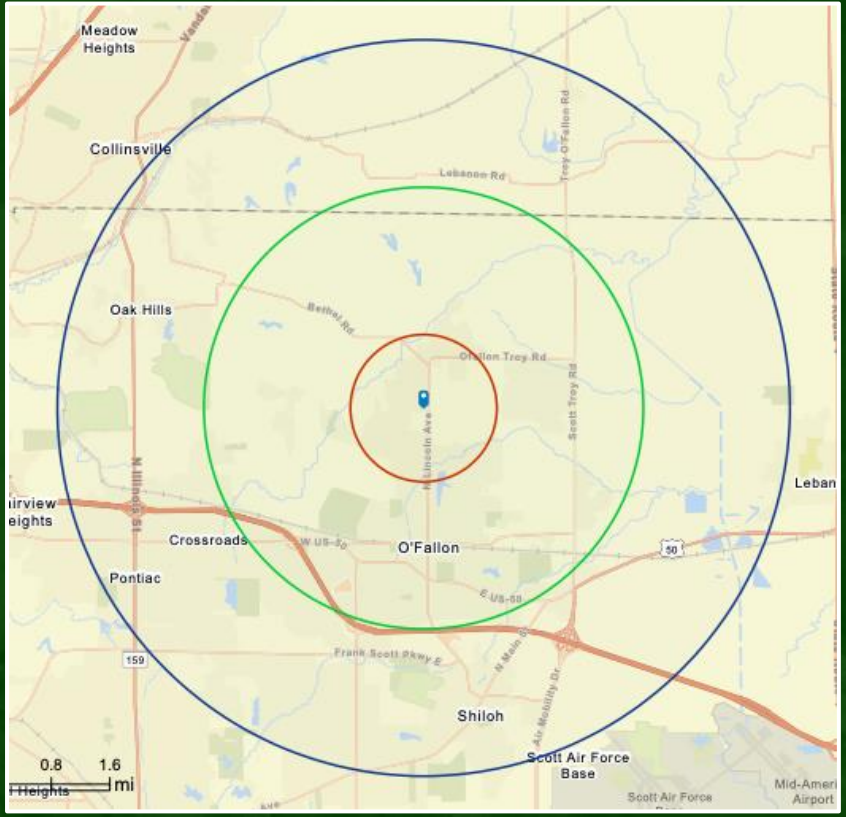
WITTENAUER PROPERTIES

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
Far Oaks GOLF CLUB
St. Clair SQUARE
Walmart
O'Fallon PARKS AND REC
Family Sports Park
O'Fallon, IL
McKENDREE METROREC PLEX
FAIRVIEW HEIGHTS
O'FALLON
target
HSHS St. Elizabeth's Hospital
target
MENARDS
Dierbergs
MEMORIAL HOSPITAL SHILOH
BJC HealthCare
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

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