

# FOR SALE

## 4.35 Acres Development Land

0 Hartman Ln, O'Fallon IL 62269

**MOTIVATED SELLER**

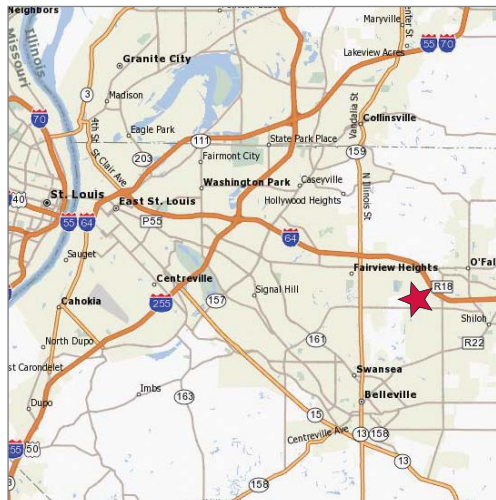


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	3,513	48,692	108,423
Households	1,526	20,001	45,358
Avg HH Inc.	\$62,471	76,314	67,887

### Traffic Counts

- 14,100 VPD on Hartman Ln



### Property Highlights

- 4.35 acres development land
- Zoned SR-1B(P) Planned Single Family & MR-1(P) Planned Multi-Family
- All utilities to site
- Growing residential and commercial area
- Site fronts Stonebridge Villas

### New Sale Price

\$120,000

### Contact



Commercial Real Estate Services, Worldwide.

John Sheahan, Jr., SIOR  
314 994 4176  
jsheahan@naidesco.com

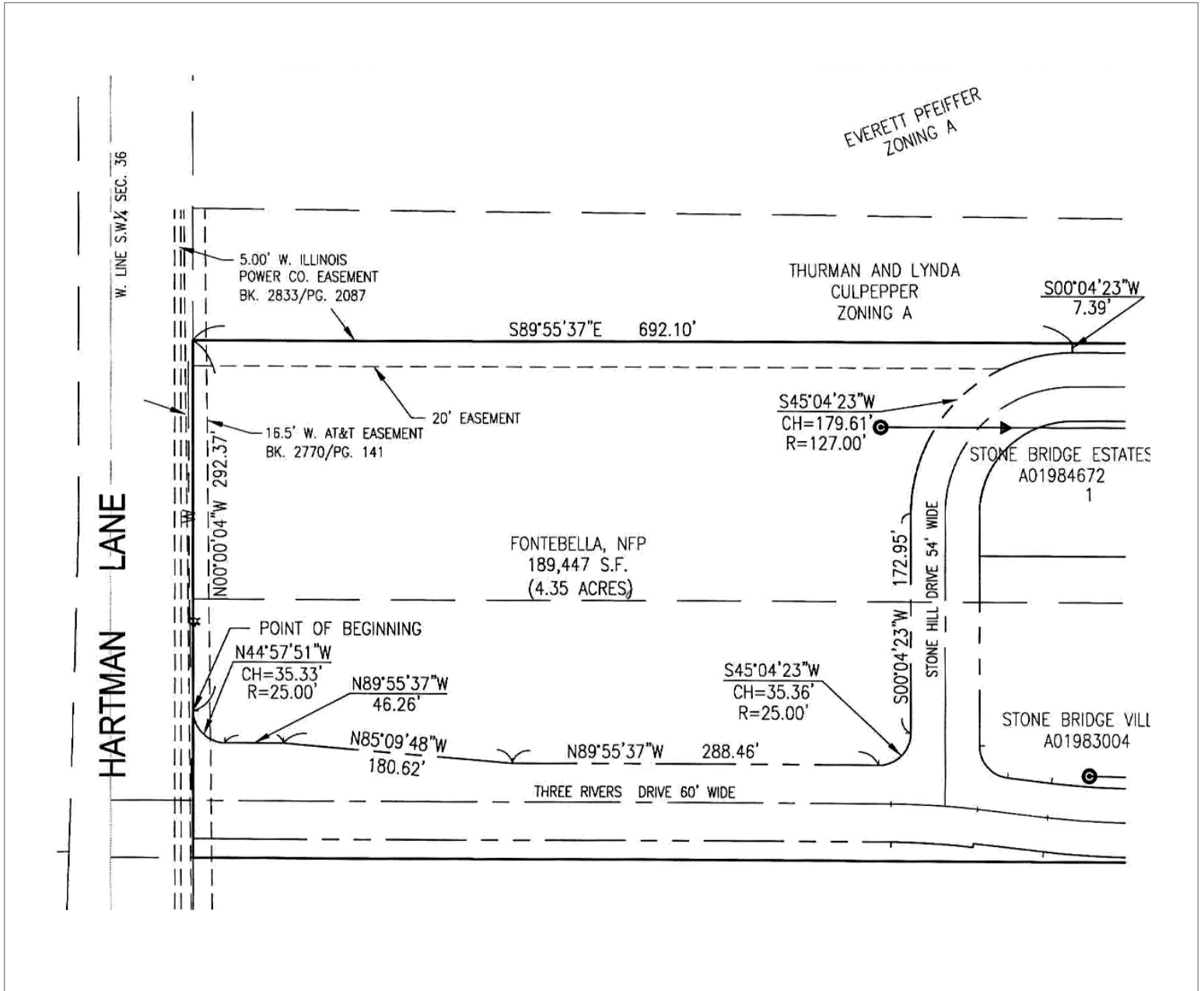
Terry O'Connell  
314 994 4800  
toconnell@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources 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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
www.naidesco.com

# SURVEY

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