

3.7 ACRE HIGHLY VISIBLE DEVELOPMENT SITE

176 Auto Court., O'Fallon, IL 62269

AVAILABLE

3.7 Acres

68,544 ADT



SALE PRICE: \$990,000

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

176 Auto Court., O'Fallon, IL 62269



LOCATION OVERVIEW



Trade area supports a population of 101,584 within a 5-mile radius



Adjacent to Lincoln Crossing, a 500,000 SF retail center



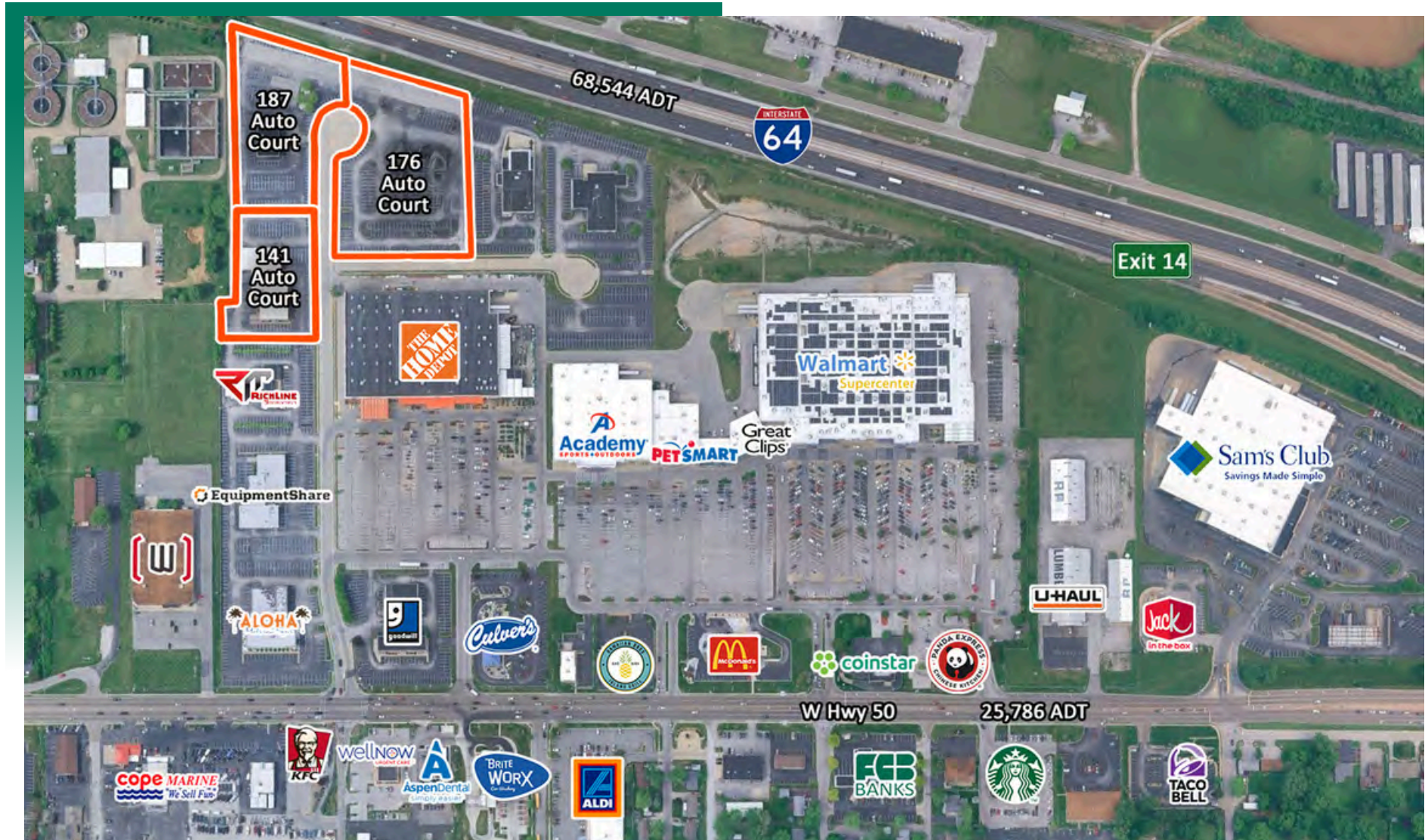
Average household income of \$81,892 within 1 mile



Trade area that includes over six million square feet of retail space within two miles

AREA MAP

176 Auto Court., O'Fallon, IL 62269



TRAFFIC COUNT: W HWY 50
25,786 ADT



TRAFFIC COUNT: I-64
68,544 ADT

PROPERTY INFORMATION

176 Auto Court., O'Fallon, IL 62269



HIGHLIGHTS

- 3.7± acres of cleared commercial land at 176 Auto Court in O'Fallon, IL
- Prime I-64 frontage with approximately 365 feet along W. Highway 50
- Located in the highly active Metro East retail corridor
- Utility hookups are available on site
- Demolition complete – site is clean and ready for development
- Ideal for ground-up construction or build-to-suit opportunities
- Excellent visibility with strong daily traffic counts:
 - 25,786 vehicles/day on W. Highway 50
 - 68,544 vehicles/day on I-64
- Signalized intersection access enhances convenience and exposure
- Surrounded by national retail anchors providing strong commercial synergy
- Potential to expand up to 8.28± acres with adjacent parcels
- **Contact brokers for additional details**

2 ADDITIONAL AUTO COURT PROPERTIES

141 & 187 Auto Court., O'Fallon, IL 62269



187 AUTO COURT

3,096 SF Showroom on ± 2.36 Acres



141 AUTO COURT

± 1.79 acres with a $\pm 10,977$ SF commercial building



Potential for a combined total of ± 8.28 contiguous acres across all three sites.

LAND PROPERTY SUMMARY

176 AUTO COURT

LISTING # 3234

LOCATION DETAILS:

Parcel #: 03-26.0-109-001
County: IL - St. Clair
Zoning: B2 - General Business District

PROPERTY OVERVIEW:

Lot Size: 3.70 Acres
Min Divisible Acres: 3.7
Max Contig Acres: 3.7
Frontage: 365
Depth: 500
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 94,330 combined Highway 50 & I-64
Taxes: \$62,095.04
Tax Year: 2025



SALE & LEASE INFORMATION:

Sale Price: \$990,000
Lease Rate: Contact Broker

UTILITY INFO:

Water Provider: City of O'Fallon
Water Location: On Site
Sewer Provider: Caseyville Township
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

176 Auto Court in O'Fallon, IL consists of approximately +/-3.7 acres of cleared commercial land with prime frontage along I-64, including about 365 feet of frontage in the W. Highway 50 trade area. This site represents a strong commercial development opportunity in one of the Metro East's most active retail corridors. Utility hookups are available on site. The former auto dealership building has been demolished, resulting in a clean, ready-to-develop site that is ideal for ground-up construction or a build-to-suit project. The property benefits from excellent visibility and traffic counts, with approximately 25,786 cars per day on W. Highway 50 and 68,544 cars per day on I-64, as well as access via a signalized intersection. Located in a suburban trade area surrounded by national retail anchors, the site offers strong commercial synergy. Additionally, the property may be combined with adjacent parcels to create up to approximately 8.28 acres of contiguous land. For more information, contact the brokers.

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