

PROPERTY FOR SALE

901 Hwy P

O'Fallon, Missouri 63366

SALE PRICE: \$2,147,726

\$4.75 per Sq. Ft.

10.73 +/- Acres



PROPERTY INFO:

- City of O'Fallon
- 10.73 +/- Acres
- Approx. 1,207 Ft. Frontage
- Approx. 390-430 Ft. Depth
- Utilities Available: Public Water, Public Sewer, Electric/Gas Nearby
- Zoned C-2 General Commercial/R-3 Residential

COMMENTS:

- Excellent development opportunity
- Located within City of O'Fallon
- Surrounded by established residential subdivisions
- Adjacent residential lots range from 6,000 - 10,600 square feet
- Typical lot widths 55 - 70 feet
- Residential development will require rezoning approval by the City of O'Fallon
- Current zoning C-2 General Commercial/R-3 Residential
- Flexible development potential including
 - Residential subdivision (rezoning required)
 - Neighborhood retail
 - Medical office
 - Professional office development



**Dutchman
Realty**

www.dutchmanrealty.com

DEE BAX • OWNER/BROKER

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1480 Woodstone Dr., Suite 215

St. Charles, MO 63304

O: 636-949-0777

C: 314-267-2667

O'Fallon, MO



POPULATION

92,000 +/-



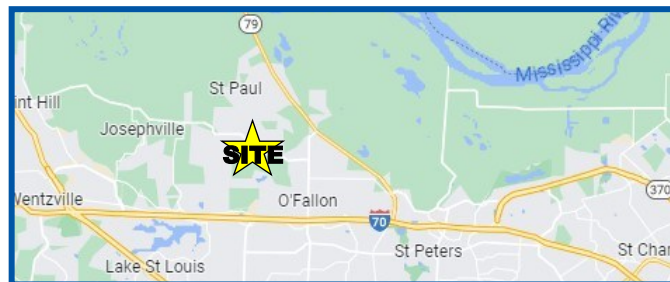
MEDIAN HOME PRICE

\$350,000-\$450,000



MEDIAN INCOME

\$107,000



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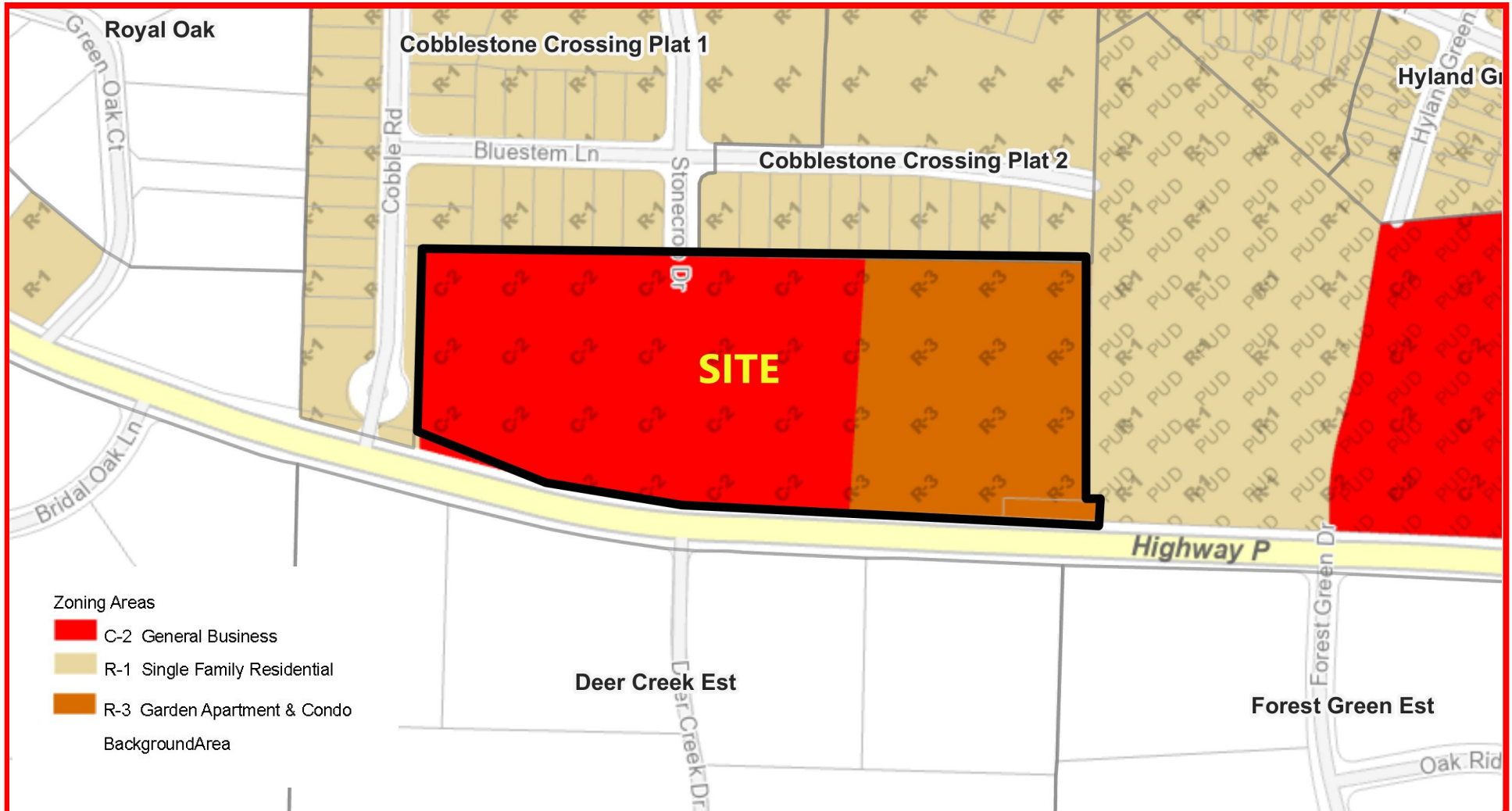
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C-2 COMMERCIAL ZONING – PERMITTED USE SUMMARY

City of O'Fallon, Missouri

The property is currently zoned **C-2 Commercial**, allowing a variety of retail, service, office, and commercial uses.

Retail & Commercial

- Retail stores
- Department stores
- Clothing stores
- Furniture stores
- Sporting goods stores
- Florists
- Pet shops
- Pharmacies

Restaurants

Restaurants (*no drive-through*)

Financial

Banks and financial institutions

Office & Medical

- Professional offices
- Office buildings
- Medical and dental offices

Hospitality & Recreation

- Hotels and motels
- Health and fitness clubs

Other Commercial Uses

- Printing shops
- Day care centers
- Marijuana retail / dispensary

Personal Services

- Barber shops
- Beauty salons
- Tailor shops
- Dry cleaning establishments

Zoning: C-2 Commercial

Jurisdiction: City of O'Fallon, Missouri

Please see additional permitted uses available on our website: www.dutchmanrealty.com

Disclaimer:

Information contained herein is believed to be reliable but is not guaranteed. Buyers should verify permitted uses and zoning requirements directly with the **City of O'Fallon Planning and Zoning Department**, as regulations and permitted uses are subject to change.



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