

FOR SALE

**DEVELOPMENT OPPORTUNITY
3.37 ACRES FOR SALE
SIGNALIZED HARD-CORNER**

720-722 Highway 50, O'FALLON, IL 62269



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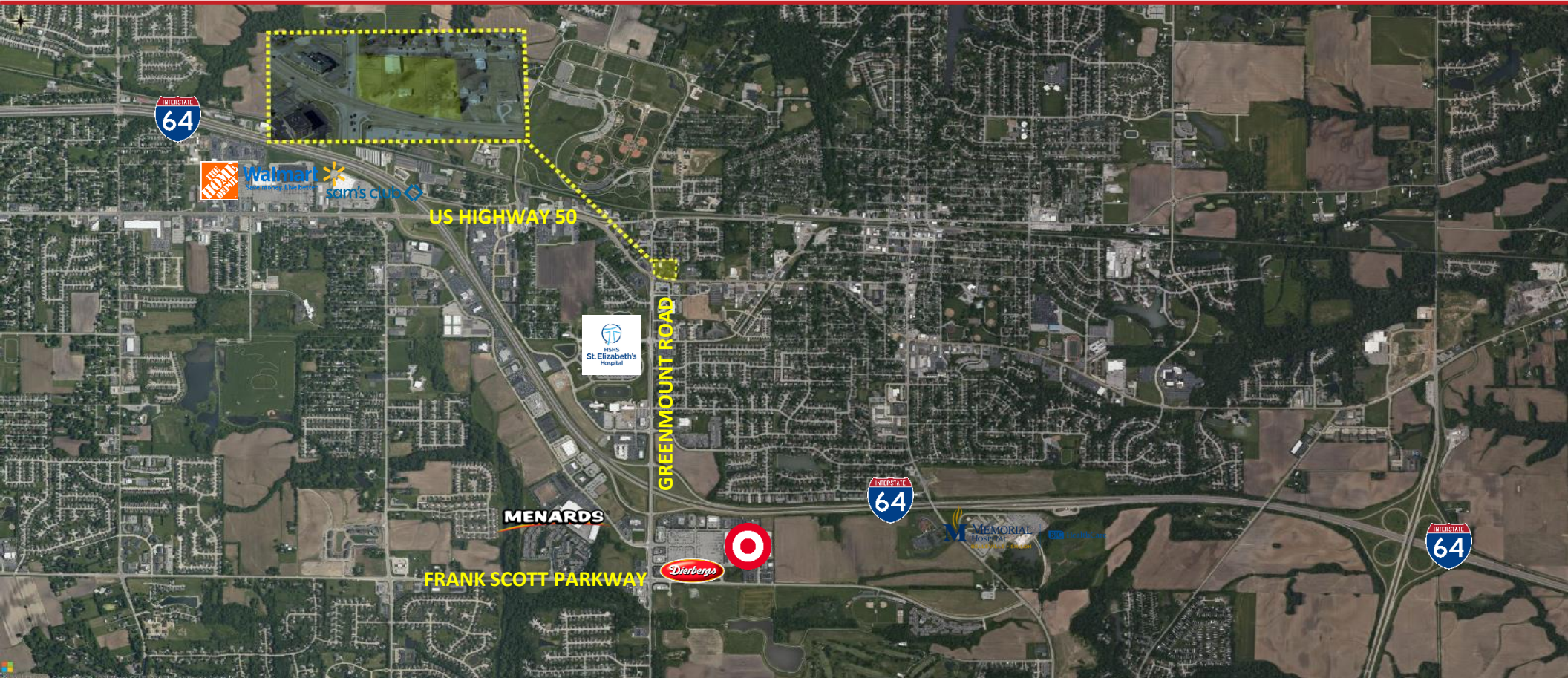
- 3.37 Acre Assemblage Opportunity
- Located at Signalized Intersection of HWY 50 & Greenmount Rd.
- Over 410' of frontage to US HWY 50.
- Traffic counts exceed 30,000 VPD.
- Less than ¼ mile from St. Elizabeth's Hospital (Completed 2017)
- Prime development opportunity for Retail, Restaurant, C-Store or Medical Use.



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- Currently Zoned Residential.
- Properties are separately owned.
- 724 listed by Adam's Realty & Auctions.
- Last undeveloped corner at intersection.
- Contact brokers for additional information.

ADDRESS:	ACREAGE:	SQFT:	PRICE:	PRICE (PSF):
1614 N. Green Mount RD.	0.20	8,513	\$ 72,361	\$ 8.50
724 W. HWY 50	0.84	36,768	\$ 321,000	\$ 8.73
722 W. HWY 50	1.30	56,489	\$ 847,335	\$ 15.00
720 W. HWY 50	1.04	45,228	\$ 678,420	\$ 15.00
Total:	3.37	146,998	\$1,919,116	\$ 13.06

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

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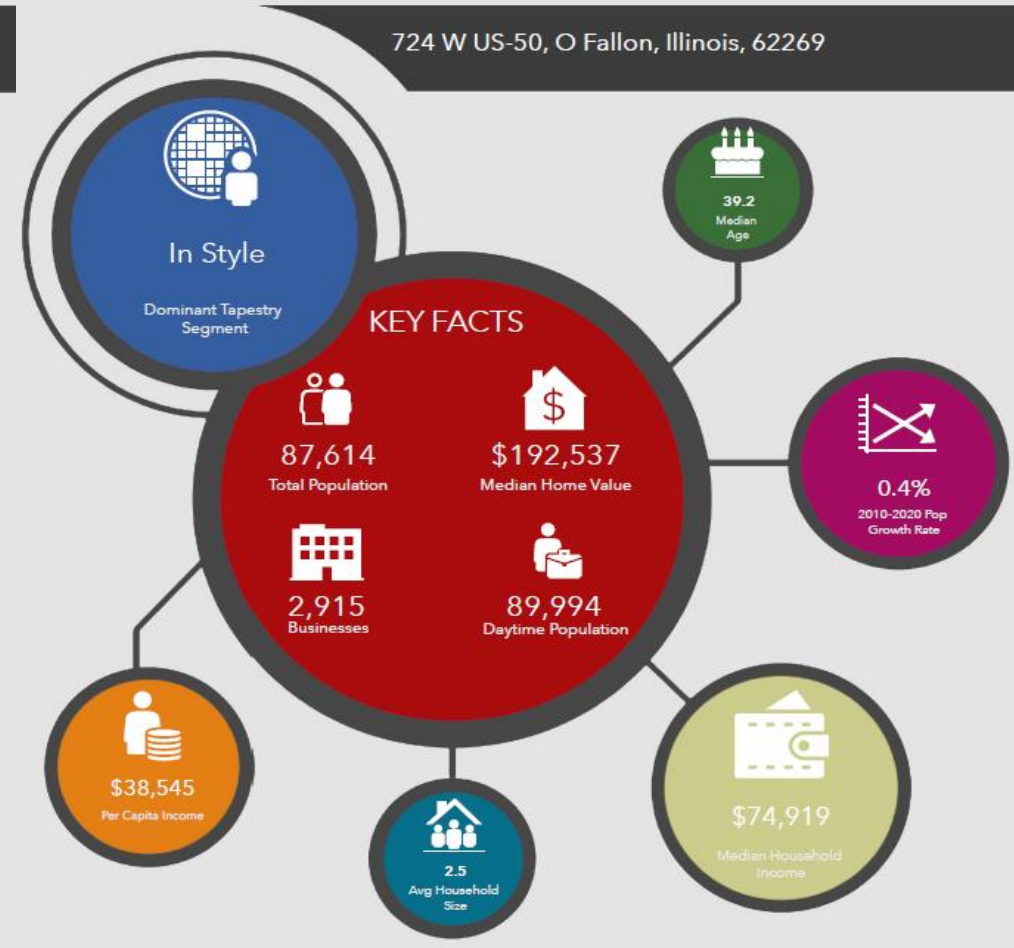
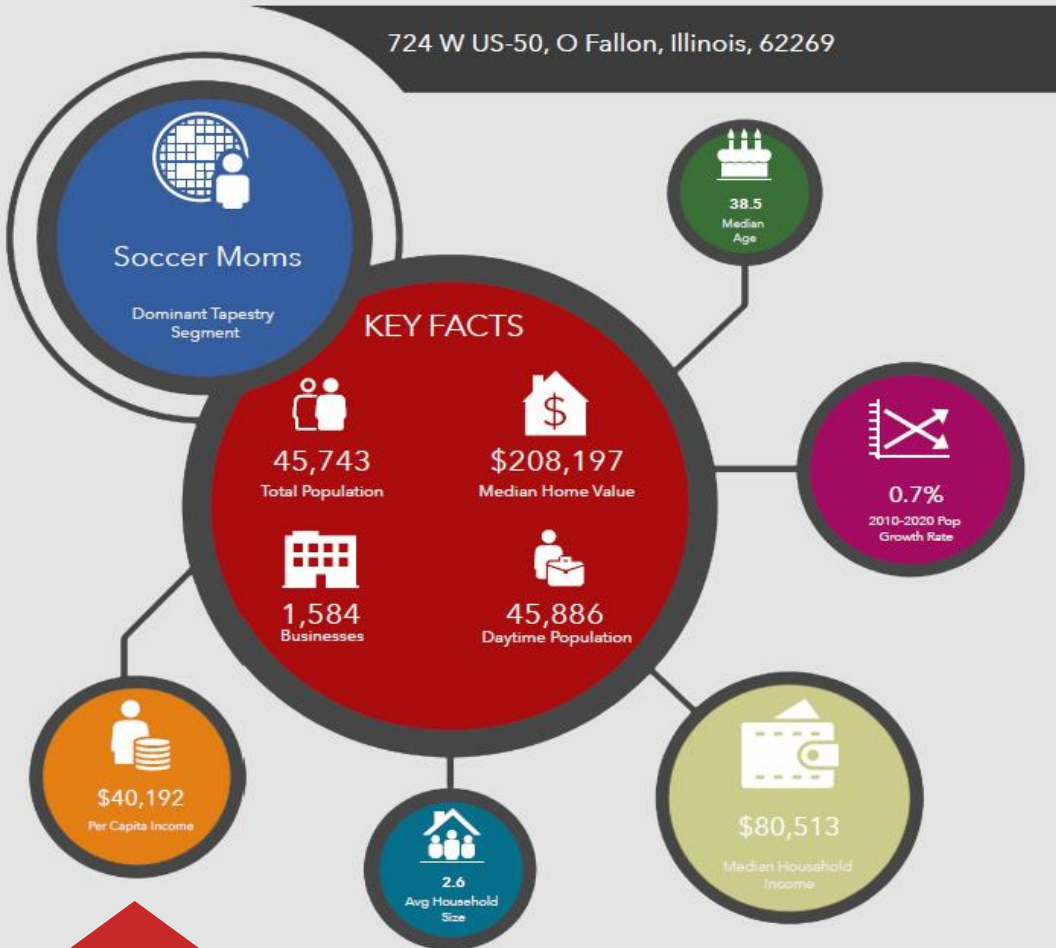
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1 Mile Radius

3 Mile Radius

724 W US-50, O Fallon, Illinois, 62269

724 W US-50, O Fallon, Illinois, 62269



KEY SPENDING FACTS



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This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2020, 2025.

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Spending facts are average annual dollars per household