

Commercial Land for Sale
0.7 - 45.2 Acres

**CENTRAL PARK
P.L.A.Z.A.**



O'Fallon Sports Park
200 acres, 8 ball fields,
15 soccer fields, 7.73
mile trail, splash pad
and more

14 Miles to Downtown STL

St. Elizabeth
Hospital
under construction
114 acres, 144 beds,
plus a 100,000 SF+
Medical Office
Building
Opening 2017

O'Fallon
Professional
Park
PIERCE BLVD

Memorial
Hospital
(Opening 2016)
94 Acres, 94 beds

5 Miles to Scott AFB

BJC Health Care
111 acres



Lot	Size	Asking Price
9B	1.67 acres	\$6.00 psf
10C	0.77 acres	\$6.00 psf in TIF Dist.
16	1.54 acres	\$6.00 psf in TIF Dist.
22B	4.47 acres	\$6.00 psf in TIF Dist.
22C	12.94 acres	\$5.00 psf in TIF Dist.
24	27.82 acres	\$5.00 psf in TIF Dist.
25C	2.66 acres	\$12.50 psf in TIF Dist.
25D	1.94 acres	\$12.50 psf in TIF Dist.
29A	1.84 acres	\$125,000/yr ground lease in TIF Dist.

Off-site detention included



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Property Details

Property Features

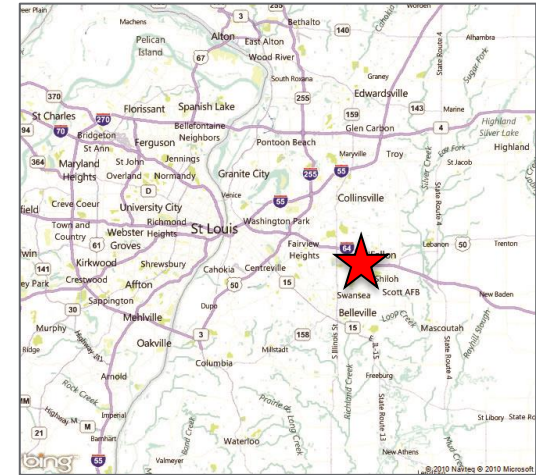
- Central Park Plaza is O'Fallon's premier mixed-use development situated between Exit 14 (Highway 50) and Exit 16 (Green Mount Rd) with 1.2 miles of frontage along I-64
- 0.77 - 45 acres available
- Great interstate visibility
- Strong retail corridor in a high growth area
- TIF District (23 years) was approved on May 7 2012
- Easy access from I-64, Hwy 50 or Green Mount Rd
- Interstate signage available
- Located 14 miles from downtown St. Louis

Traffic Counts

- 59,500 VPD on I-64
- 28,400 VPD on Hwy 50
- 23,700 VPD on Green Mount Rd
- 17,400 VPD on Frank Scott Pkwy
- 11,600 VPD on Central Park Dr

Trade Area Highlights

- Located in fast-growing O'Fallon, IL, a community of 29,000 residents, and neighboring Shiloh, with over 12,000 residents, with a regional draw of 60 miles
- Scott Air Force Base is 5 miles from the site and is estimated to have a \$1.7 billion economic impact on the region. The base is the largest area employer with 41,000 military and civilian personnel and their families
- Other major employers include: Memorial Hospital, St. Elizabeth's Hospital, Southwestern Illinois College & Midcoast Aviation
- The site is 2.5 miles from St. Clair Square, the only super regional mall in Southern Illinois
- The area has a high concentration of hotels with 1,949 total rooms in a 4-mile radius



Demographics

U.S. Census	3 Miles	5 Miles	10 Miles
Population	45,996	102,858	223,328
Households	18,320	41,004	88,779
Avg HH Inc.	\$80,873	\$76,293	\$68,945