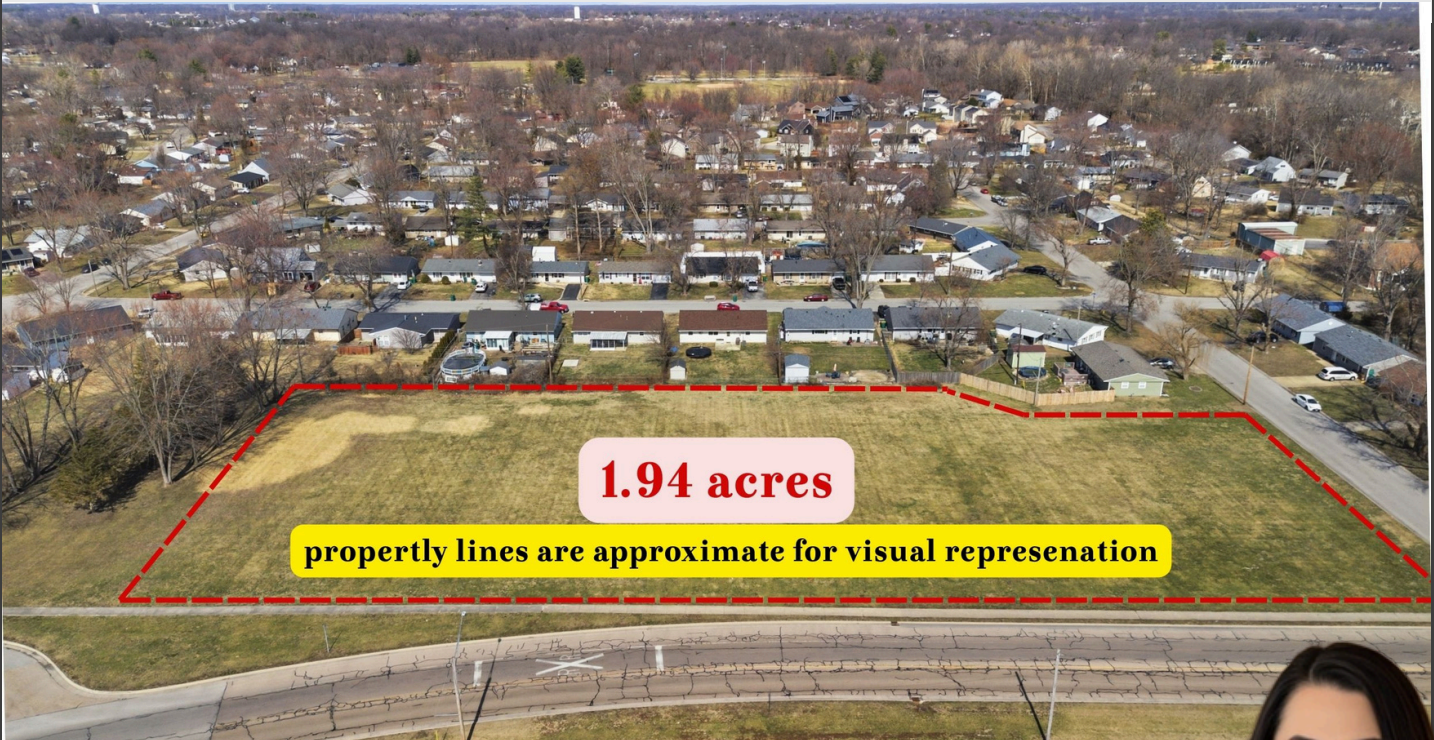


*DEVELOPMENT*  
**Opportunity**



**1.94 acres**

property lines are approximate for visual representation

**Location:**

530 W State St | O'Fallon, IL 62269

- Commercial Development Land
- B-1 Community Business District
- 1.94 ± Acres



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THE **MARSH** TEAM

# Property Highlights

- 1.94± acres
- B-1 Community Business District zoning
- Excellent visibility on W State St
- Multiple development possibilities
- Near established residential neighborhoods
- Strong local traffic corridor
- Convenient access to major roads and local amenities



## Executive Summary

This 1.94± acre commercial development site located at 530 W State St in O'Fallon, Illinois presents a unique opportunity for investors, developers, or owner-users seeking flexible zoning within a growing suburban market.

The property is zoned B-1 Community Business District, allowing a wide range of commercial uses including retail establishments, professional offices, service businesses, restaurants, and specialty retail.

The site's size and configuration allow for multiple development concepts including a single tenant building, professional office complex, retail storefront, restaurant concept, or multi-tenant commercial development, subject to city approvals.

Situated along W State St with proximity to established residential neighborhoods, the property offers strong accessibility and visibility within the community.

This property provides an excellent opportunity for developers seeking a well-located commercial site within the growing O'Fallon market.

## Property Details

- Lot Size:
  - 1.94 ± Acres
- Zoning:
  - B-1 Community Business District
- Topography:
  - Generally level
- Utilities:
  - Public utilities available nearby (buyer to verify)
- Access:
  - W State St frontage with additional access potential via Spruce St
- Surrounding Uses:
  - Residential neighborhoods, community amenities, and local commercial services



## ZONING SUMMARY

### **B-1 Community Business District:**

The B-1 zoning designation allows for a variety of commercial uses intended to serve surrounding residential neighborhoods and community needs.

#### **Permitted Uses May Include**

Retail establishments  
Specialty retail stores  
Restaurants and cafés (without drive-through service)  
Professional offices  
Medical offices and clinics  
Financial and insurance offices  
Real estate offices  
Personal service establishments  
Fitness or wellness studios  
Furniture and home furnishing stores  
Electronics and appliance sales and service  
Florists, gift shops, and specialty retail

#### **Uses That May Require Planning Approval**

Restaurants serving alcohol  
Gasoline service stations  
Car wash facilities  
Entertainment or recreational venues  
Private clubs or assembly halls  
Educational facilities  
Mixed-use residential developments  
Auto service related uses

**All uses subject to city review and zoning compliance.**

# Development Opportunities

The size and zoning flexibility of the site allows for a variety of development concepts including:

- Professional Office Building
- Medical Office Center
- Boutique Retail Development
- Restaurant or Café Concept
- Specialty Retail Center
- Small Commercial Business Park
- Mixed-Use Commercial Development

Final development concepts would be subject to city planning and zoning approval.



## Location Overview

O'Fallon, Illinois is one of the fastest growing communities in the St. Louis Metro East region. Known for its strong residential growth, community amenities, and convenient access to regional employment centers, the area continues to attract new businesses and commercial development.

The property benefits from its proximity to:

- Established residential neighborhoods
- Local schools and parks
- Retail and community services
- Regional transportation corridors

# Demographics & Market Overview

## O'Fallon, Illinois

O'Fallon is **one of the fastest-growing communities in the Metro East region of the St. Louis metropolitan area**, offering strong household incomes, high educational attainment, and a stable residential base that supports neighborhood retail and service businesses.

The city has approximately **32,000 residents** and continues to benefit from residential growth, regional employment centers, and proximity to Scott Air Force Base.

Household incomes in the area are significantly above national averages, supporting strong consumer spending for retail, dining, and service-based businesses.

### Area Demographics (estimated)

#### Population

Radius	Population
1 Mile	~6,500
3 Miles	~28,000
5 Miles	~65,000

#### Households

Radius	Households
1 Mile	~2,600
3 Miles	~11,200
5 Miles	~26,500

#### Median Household Income

Radius	Median Income
1 Mile	~\$94,000
3 Miles	~\$100,000
5 Miles	~\$105,000



The median household income in O'Fallon exceeds \$100,000, indicating strong purchasing power within the local trade area. Point2Homes

# Demographics & Market Overview

## Area Demographics (estimated)

### Population Characteristics

- Population: ~32,000 residents Census.gov
- Median Age: ~37 years Point2Homes
- Bachelor's Degree or Higher: 52% of residents Census.gov
- Homeownership Rate: 70% Census.gov
- Median Home Value: ~\$295,700 Census.gov

These demographics reflect a **stable, middle-to-upper income suburban market** well suited for neighborhood retail, professional services, and restaurant development.

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### Traffic & Accessibility

The property is located along **W State St**, a key east-west connector within O'Fallon providing access to surrounding neighborhoods and nearby commercial corridors.

#### Traffic Counts

Estimated Average Daily Traffic (ADT):

- **W State St:** ~15,400 vehicles per day LoopNet

Traffic volumes are supported by:

- Daily commuter traffic
- Residential neighborhood access
- Nearby retail and service destinations
- Regional connectivity to Interstate 64

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### Regional Access

The site benefits from convenient proximity to major transportation routes:

- **Interstate 64:** approx. 2–3 miles
- **Downtown St. Louis:** approx. 20 minutes
- **Scott Air Force Base:** approx. 10 minutes
- **Belleville, IL:** approx. 10 minutes

These transportation links provide strong regional accessibility for both customers and employees.

# Demographics & Market Overview

## Area Demographics (estimated)

### Market Drivers

Key economic drivers supporting commercial development in the area include:

- Continued residential growth in O'Fallon and surrounding communities
- Proximity to **Scott Air Force Base**, one of the region's largest employers
- Strong median household incomes
- Growing demand for neighborhood retail and service businesses
- Regional access to the St. Louis metro area

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### Demographic Advantage for Commercial Development

The surrounding population base and strong income levels make the site well suited for:

- Retail development
- Professional office space
- Medical offices
- Restaurants and cafés
- Personal service businesses
- Specialty retail concepts



**Population**  
32,000+



**Median Household Income**  
\$100K+



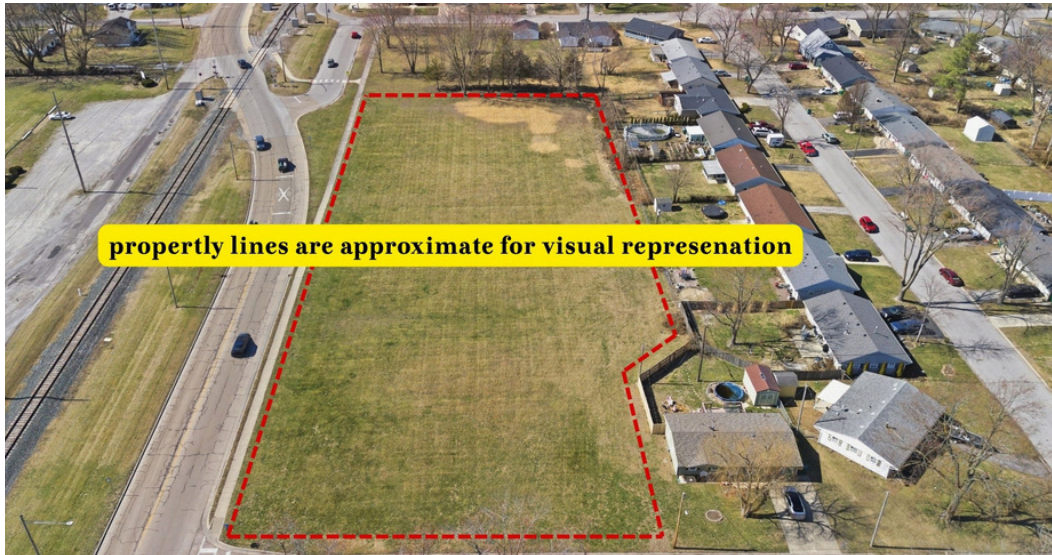
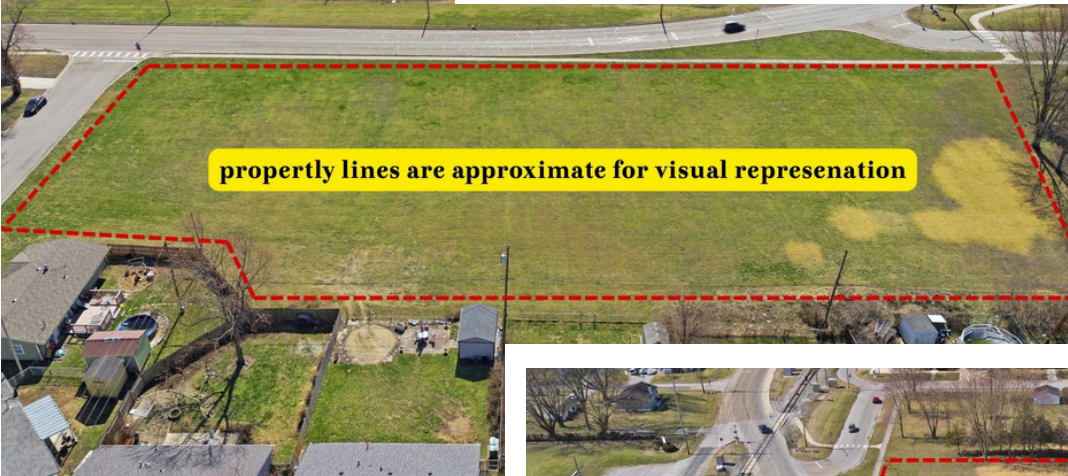
**Home-ownership**  
70%



**Traffic Count**  
15,400 VPD



**Median Home Value**  
\$295K+



**IMPORTANT DISCLOSURE**  
Conceptual renderings created using AI illustrate potential development uses. Structures depicted do not currently exist and are for visualization purposes only. Buyers should verify zoning, building requirements, and permitted uses with local authorities. Property lines shown in aerial imagery are approximate and provided for marketing illustration purposes only.

# CONTACT INFORMATION

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