

NEW DEVELOPMENT

PARK PLACE

1354 PORTER ROAD | O'FALLON, IL 62269



PACE
PROPERTIES
— A MEMBER OF —
CHAINLINKS
RETAIL ADVISORS

ALL THE ACTION, ALL IN ONE PLACE

Park Place is a new mixed-use development coming to O'Fallon, Illinois, designed to combine housing, entertainment, and retail in one lively destination. Spanning nearly 100 acres next to the O'Fallon Family Sports Park, which attracts over 1.8 million visitors each year, the \$300 million project will include villas, townhomes, and multi-family units, along with restaurants, shops, offices, and a "TopGolf-style" driving range. With walking paths, green spaces, and better connectivity to the Sports Park, Park Place seeks to create a vibrant live-work-play environment that boosts quality of life and encourages continued growth on O'Fallon's west side.

PARK PLACE NEW DEVELOPMENT

**O'FALLON FAMILY
SPORTS PARK**
1.8M ANNUAL VISITS

TIMELINE

EARLY 2026

Infrastructure & road construction begins

EARLY 2027

Pad sites ready for vertical construction

PHASE 1

Portions of residential, retail, & single-family components

PHASE 2

Remaining components begin 12-14 months later



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DEMOGRAPHICS THAT DELIVER

3-MILE | 5-MILE | 10-MILE

POPULATION

40,639 | 82,442 | 237,410

DAYTIME POPULATION

29,079 | 50,528 | 155,542

HOUSEHOLDS

16,591 | 34,205 | 98,639

AVERAGE HH INCOME

\$135,618 | \$128,781 | \$106,020

TOTAL RETAIL SPEND

\$954.14M | \$1.91B | \$4.97B

EMPLOYEES

17,312 | 50,528 | 155,542





SITE PLAN

RESIDENTIAL COMMUNITY

- 1** SINGLE FAMILY
19 LOTS
- 2** VILLAS
21 LOTS
- 3.1** MULTI-FAMILY
4 STORY | 120 UNITS
- 3.2** MULTI-FAMILY
3 STORY | 36 UNITS
- 3.3** MULTI-FAMILY
3 STORY | 36 UNITS
- 3.4** MULTI-FAMILY
5 STORY | 250 UNITS
- 4** TOWNHOMES
28 UNITS

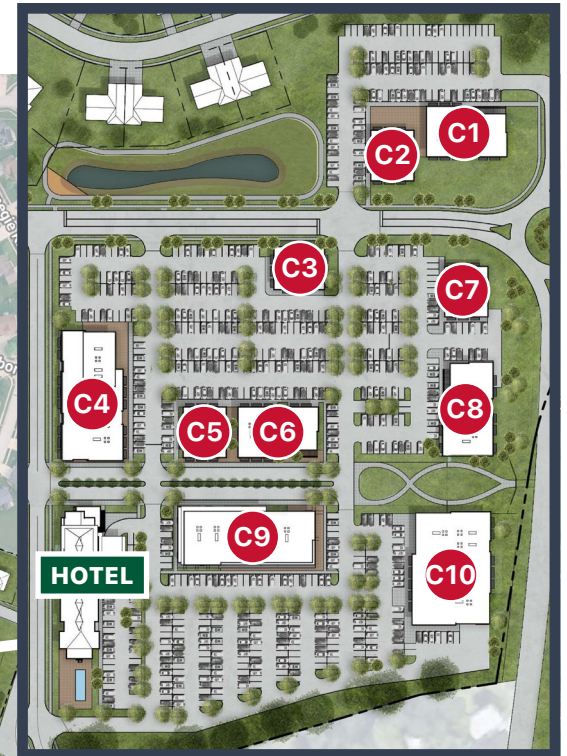
GOLF CONCEPT

PHASE 1

Portions of residential, retail,
& single-family components

PHASE 2

Remaining components
begin 12-14 months later



COMMERCIAL DISTRICT | FOR SALE OR LEASE

- | | |
|---------------------------------------|---|
| C1 RESTAURANT
±9,500 SF | C6 RETAIL
±9,500 SF |
| C2 RETAIL
±5,500 SF | C7 RESTAURANT
±5,500 SF |
| C3 RETAIL
±5,500 SF | C8 RETAIL
±11,00 SF |
| C4 ENTERTAINMENT
±20,000 SF | C9 MIXED-USE OFFICE/RETAIL
±36,000 SF |
| C5 RESTAURANT
±5,500 SF | C10 RETAIL
±22,200 SF |

***BUILDING SIZES CAN BE MODIFIED**

LET'S GET STARTED

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