

4.87 Acre Pad Ready Site

Frank Scott Parkway West, Fairview Heights, Illinois 62208
St. Clair County

Tony Smallmon

Phone: 618-407-4240

Email: tonys@barbermurphy.com



Property Description

Pad Ready Commercial Site

4.87 Acre Pad Ready Commercial Development Site. 400' of frontage on Frank Scott Parkway with 13,000 ADT. Located in a Strong Retail Corridor, Adjacent to Target. All Utilities on Site with extensive site improvements already completed.

Reduced Sale Price: \$150,000 per Acre

Basic Details

Listing No:	664
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	4.87 Acre(s)
Max Acres Available:	4.87 Acre(s)
Sale Price:	\$150,000 per Acre

Property Information

Parcel No:	03-33.0-404-031
Zoning:	B-1
Zoning By:	Fairview Heights
Environmental:	Yes
Archaeological:	Yes
Property Tax:	\$49.74
Tax Year:	2018
Traffic Count:	13,000
Topography:	Level

Land Measurements

Total Acres Available:	4.87 Acre(s)
Acres:	4.87 Acre(s)
Frontage:	400 ft
Depth:	547 ft

Utility Information

Water Provider:	IL American Water
Water Provider Location:	On Site
Sewer Provider:	City of Fairview Heights
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Telecom Provider:	AT&T
Telecom Provider Location:	On Site

Transportation

Interstate:	I-64
Airport:	MidAmerica St. Louis