

## Mixed Use Development Site For Sale

IL-159 at I-64, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	1064
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Mixed Use, Land - Multi-Family/Residential
Lot Size (Acres):	72 Acre(s)
Min Acres Available:	35 Acre(s)
Max Acres Available:	72 Acre(s)
Sale Price:	\$3.20 per SF
Sale Price Per Sqft:	\$3.20
Sale Price Per Acre:	\$138,889

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street:	IL-159 at I-64

### Property Information

Parcel No:	03-21.0-400-001
Zoning:	B-3 Commercial
Zoning By:	Fairview Heights
Complex:	Fountains Pointe
TIF:	Yes
Survey:	Yes
Environmental:	Yes
Archaeological:	Yes

### Land Measurements

Total Acres Available:	72 Acre(s)
Min Divisible Acres:	35 Acre(s)
Acres:	72 Acre(s)
Frontage:	1,525 ft
Depth:	2,293 ft

Property Tax:	\$9,051
Tax Year:	2018
Topography:	Level to Sloping

## Utility Information

Water Provider:	O'Fallon or Caseyville
Water Provider Location:	On IL-159
Sewer Provider:	Caseyville Township
Sewer Provider Location:	Fountains Pointe
Gas Provider:	Ameren IL
Gas Provider Location:	On IL-159
Electric Provider:	Ameren IL
Electric Provider Location:	On IL-159
Telecom Provider:	AT&T and Charter

## Transportation

Interstate:	I-64
Airport:	MidAmerica St. Louis and St. Louis Lambert Interna