

## 2+ Acres Development Site For Sale

816 Fountains Pkwy, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	2972
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.69 Acre(s)
Min Acres Available:	2.69 Acre(s)
Max Acres Available:	2.69 Acre(s)
Sale Price:	\$225,000
Sale Price Per Sqft:	\$1.92

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	816
Street:	Fountains
Street Suffix:	Pkwy

### Property Information

Parcel No:	03-22.0-410-017; 03-22.0-410-020
Zoning:	Planned Business
Property Tax:	\$208.24
Tax Year:	2023
Traffic Count:	9,000
Topography:	Flat w/ Slight Slope to Creek

### Land Measurements

Total Acres Available:	2.69 Acre(s)
Min Divisible Acres:	0.85 Acre(s)
Frontage:	315 ft
Depth:	442 ft

### Utility Information

### Transportation

Water Provider:	O'Fallon
Water Provider Location:	At Site or Adjoining
Sewer Provider:	Caseyville Township
Sewer Provider Location:	At Site or Adjoining
Gas Provider:	Ameren
Gas Provider Location:	At Site or Adjoining
Electric Provider:	Ameren
Electric Provider Location:	At Site or Adjoining

Interstate:

I-64