

## 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](mailto:tonys@barbermurphy.com)



### 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

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street:	Frank Scott Parkway West

### Property Information

Parcel No:	03-33.0-404-031
Zoning:	B-1
Zoning By:	Fairview Heights
Environmental:	Yes
Archaeological:	Yes
Tax Year:	2024
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
-----------------	-------------------

### Transportation

Interstate:	I-64
-------------	------

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

Airport:	MidAmerica St. Louis
----------	----------------------