

Commercial Development Sites - The Fountains at Fairview

7105 South Lakes Dr, Fairview Heights, Illinois 62208
St. Clair County

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com

Terry Johnson

Phone: 618-977-8367

Email: terryj@barbermurphy.com



Basic Details

Listing No:	1004
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial
Lot Size (Acres):	14.09 Acre(s)
Min Acres Available:	1.21 Acre(s)
Max Acres Available:	5.72 Acre(s)
Sale Price:	\$3/SF - \$10/SF

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	7105
Street:	South Lakes
Street Suffix:	Dr

Property Information

Parcel No:	03-22.0-307-001;306-004; 306-003;307-017;305-017; 307-019;307-020;307-023
Zoning:	B-3
Zoning By:	Fairview Heights
Complex:	The Fountains at Fairview
Survey:	Yes
Environmental:	Yes
Tax Year:	2024

Land Measurements

Total Acres Available:	15.09 Acre(s)
Min Divisible Acres:	1.21 Acre(s)

Traffic Count:	20,500
Topography:	Level

Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Transportation

Interstate:	Interstate 64
Airport:	MidAmerica St. Louis Airport