

## 4.68 Acre Development Site

Old Collinsville Rd, Fairview Heights, Illinois 62232  
St. Clair County

### Mike Durbin

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### Basic Details

Listing No:	3281
Sale Or Lease:	For Sale
Property Type(s):	Land - Commercial
Lot Size (Acres):	4.68 Acre(s)
Sale Price:	\$595,000
Sale Price Per Sqft:	\$2.92
Sale Price Per Acre:	\$127,137

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62232
Street:	Old Collinsville
Street Suffix:	Rd

### Property Information

Parcel No:	03-22.0-200-019
Zoning:	B-3 Community Business
Property Tax:	\$246.02
Tax Year:	2025
Traffic Count:	8,850
Topography:	Flat

### Land Measurements

Total Acres Available:	4.68 Acre(s)
Min Divisible Acres:	4.68 Acre(s)
Frontage:	492 ft
Depth:	492 ft

### Utility Information

Water Provider:	City of O'Fallon
Sewer Provider:	Caseyville Township

### Transportation

Interstate:	I-64
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Gas Provider: Ameren IL

Electric Provider: Ameren IL