

72 ACRE MIXED USE DEVELOPMENT SITE

IL-159 and I-64, Fairview Heights, IL 62208



- Zoned commercial & multi-family
- Located in a TIF District: Aggressive city help
- 1,525' of frontage on IL-159 w/ controlled access
- 4-way lighted intersection

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AREA MAP

IL-159 and I-64, Fairview Heights, IL 62208



LOCATION OVERVIEW

Just north of I-64 and only 15 minutes to downtown St. Louis.

LAND PROPERTY SUMMARY

IL ROUTE 159 AND I-64

LISTING # 1064

LOCATION DETAILS:

Parcel #: 03-21.0-400-001
County: IL - St. Clair
Zoning: B-3 Commercial - Fairview Heig

PROPERTY OVERVIEW:

Lot Size: 72.0 Acres
Min Divisible Acres: 35
Max Contig Acres: 72
Frontage: 1525
Depth: 2293
Topography: Level to Sloping
Archeological: Yes
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: MidAmerica St. Louis

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 20000
Taxes: \$1,076.46
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$10,000,000
Price / Acre: \$138,889
\$/SF (Land): \$3.19

UTILITY INFO:

Water Provider: City of O'Fallon or Caseyville
Water Location: On IL-159
Sewer Provider: Caseyville Township
Sewer Location: Fountains Pointe
Gas Provider: Ameren IL
Gas Location: On IL-159
Electric Provider: Ameren IL
Electric Location: On IL-159

PROPERTY DESCRIPTION:

72 acre site zoned commercial and multi-family. 1,525 feet of frontage on IL Route 159 with controlled access. 4-way lighted intersection.