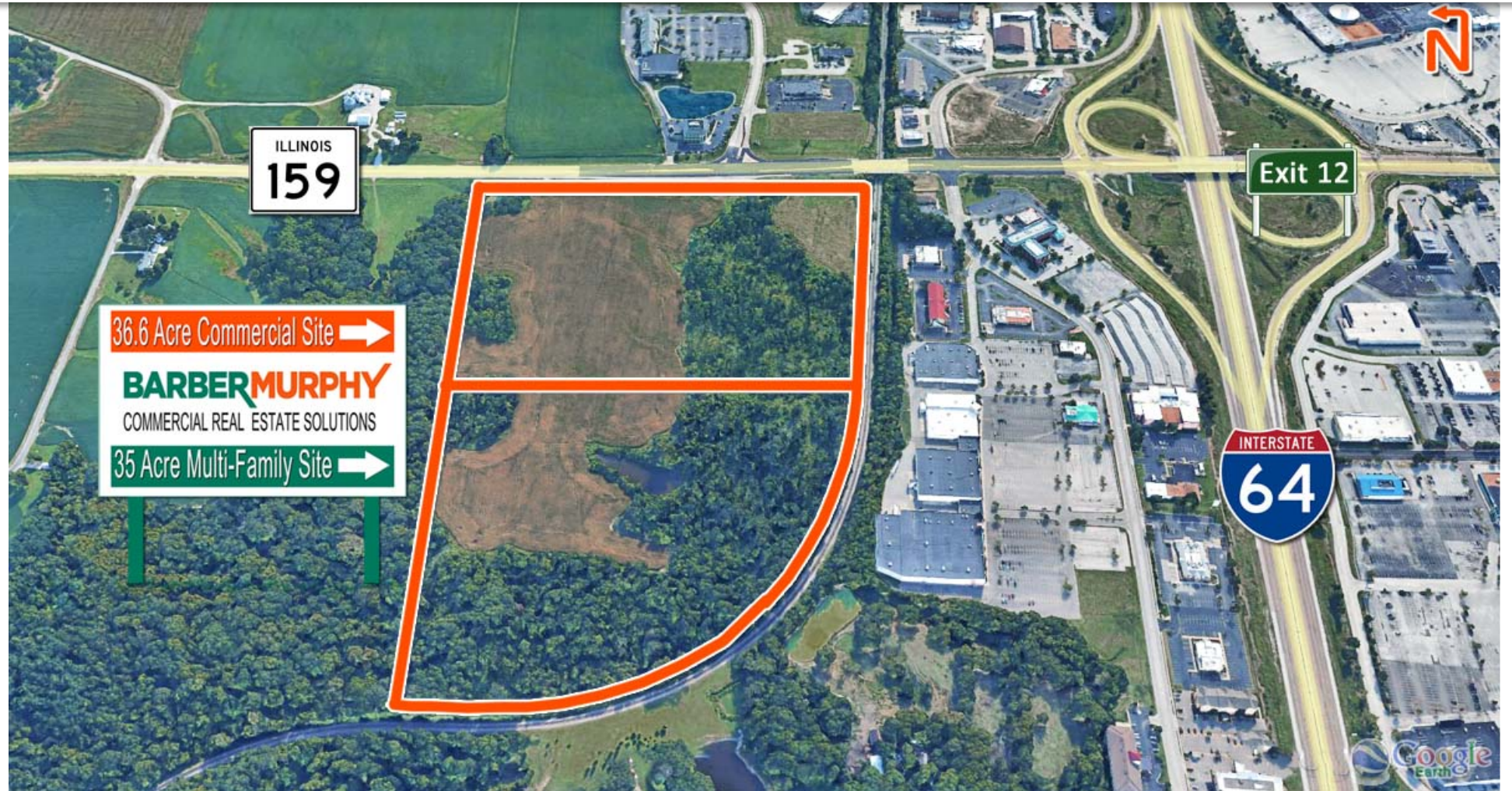


72 Acre Mixed Use Development Site

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



Sale Price: \$3.20/SF

BARBERMURPHY

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- Zoned Commercial and Multi-Family
- Located in TIF District; Aggressive City Help
- 1,525' of Frontage on IL-159 with Controlled Access
- Just North of I-64 and 15 Minutes to Downtown St. Louis



Aerial Overview



Listing No: 1064

Total Acres Available: 72.00

Land

Min Divisible Acres:

Fountains Pointe
IL Route 159 and I-64
Fairview Heights, IL 62208

LAND MEASUREMENTS:

Acres: 72.00
Frontage: 1,525 FT
Depth: 2,293 FT

SALE INFORMATION:

For Sale: Yes
Sale Price: \$10,000,000
Sale Price/Acre: \$138,889
Sale Price/SF: \$3.20

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: MidAmerica St. Louis

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

72 Acre Site Zoned Commercial and Multi-Family. 1,525' of Frontage on IL Route 159 with Controlled Access. 4 way lighted intersection. Just North of I-64 at Exit 12 and only 15 minutes to Downtown St. Louis. Located in a TIF District (June 2015).

PROPERTY INFORMATION:

Parcel No:	03-21.0-400-001	TIF:	Yes	Property Tax:	\$9,051.00
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2018
Zoning:	B-3 Commercial	Survey:	Yes	Traffic Count:	19,600
Zoning By:	Fairview Heights	Environmental:	Yes	Topography:	Level to Sloping
Complex:		Archaeological:	Yes		

UTILITY INFORMATION

Water Provider:	O'Fallon or Caseyville	Service:	Location:	On IL-159
Sewer Provider:	Caseyville Township	Service:	Location:	Fountains Pointe
Gas Provider:	Ameren IL	Service:	Location:	On IL-159
Electric Provider:	Ameren IL	Service:	Location:	On IL-159
Telecom Provider:	AT&T & Charter	Service:	Location:	

Listing Broker(s)

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