

LAND FOR SALE

816 Fountains Pkwy, Fairview Heights, IL 62208



2+ ACRES DEVELOPMENT SITE FOR SALE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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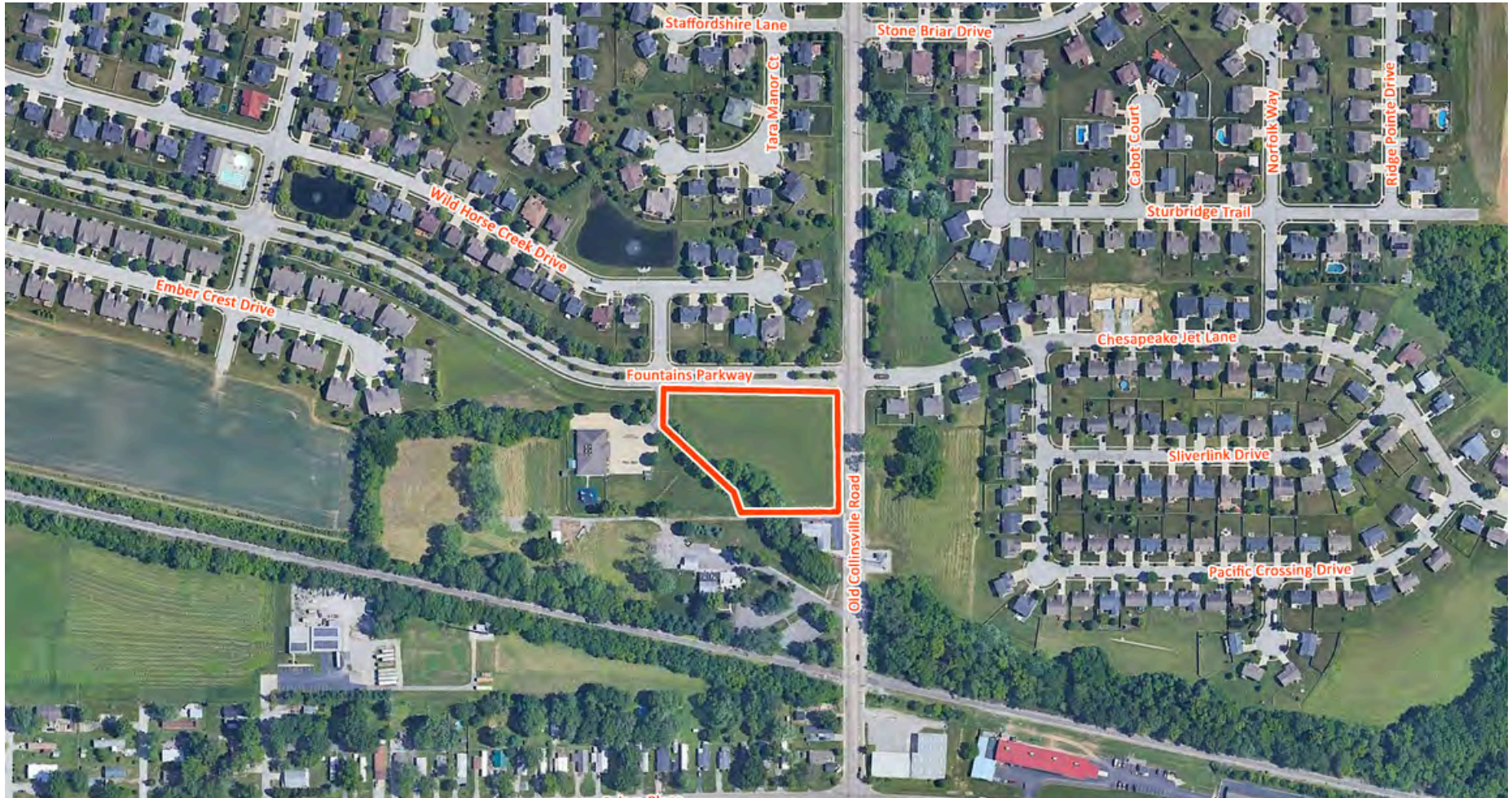
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AREA MAP

816 Fountains Parkway, Fairview Heights, IL 62208



Two parcel site (2.69 acres) situated at the corner of Old Collinsville Rd and Fountains Parkway, which is just over a mile to Interstate 64 entrance/exit and 14 miles from downtown St. Louis, MO. High growth corridor on Fountains Pkwy with numerous homes, commercial businesses and hospitality. Holy Trinity Catholic School is 0.5 miles from this site.





AREA MAP

816 Fountains Parkway, Fairview Heights, IL 62208



LOCATION OVERVIEW

Site is located at the eastern most portion of Fairview Heights abutting the city of O'Fallon. Close proximity to Interstate-64, which is the main east / west thoroughfare in southwest Illinois.

 <p>Frontage: 315' Depth: 442'</p>	 <p>Route 159 & I-64</p>
 <p>Metro Link > 6 Miles</p>	 <p>Exit 12</p>

LAND PROPERTY SUMMARY

816 FOUNTAINS PARKWAY

LISTING # 2972

LOCATION DETAILS:

Parcel #: 03-22.0-410-017; 03-22.0-410-020
County: IL - St. Clair
Zoning: Planned Business

PROPERTY OVERVIEW:

Lot Size: 2.69 Acres
Min Divisible Acres: 0.85
Max Contig Acres: 2.69
Frontage: 315
Depth: 442
Land Status: -
Topography: flat with slight slope to creek
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-64
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 9000
Taxes: \$208.24
Tax Year: 2023

SALE INFORMATION:

Sale Price: \$225,000
Price / Acre: \$83,643
\$/SF (Land): \$1.92

UTILITY INFO:

Water Provider: O'Fallon
Water Location: At Site or Adjoining
Sewer Provider: Caseyville Township
Sewer Location: At Site or Adjoining
Gas Provider: Ameren
Gas Location: At Site or Adjoining
Electric Provider: Ameren
Electric Location: At Site or Adjoining

PROPERTY DESCRIPTION:

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