

LAND FOR SALE

Summit Springs, Fairview Heights, IL 62208



DEVELOPMENT SITES

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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LAND PROPERTY SUMMARY

SUMMIT SPRINGS

LISTING # 2985

LOCATION DETAILS:

Parcel #: 13-19-100-003, 13-19-405-010
County: IL - St. Clair
Zoning: R-3

PROPERTY OVERVIEW:

Lot Size: 103.0 Acres
Min Divisible Acres: 64
Max Contig Acres: 103
Frontage: Varies
Depth: Varies
Land Status: -
Topography: flat to slightly sloping
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: -
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: N/A
Taxes: \$7,396.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$824,000
Price / Acre: \$8,000

UTILITY INFO:

Water Provider: IL AM
Water Location: near, but not at site
Sewer Provider: Caseyville
Sewer Location: near, but not at site
Gas Provider: Ameren
Gas Location: near, but not at site
Electric Provider: ameren
Electric Location: near, but not at site

PROPERTY DESCRIPTION:

103 Acres of land in back of Summit Springs Subdivision. This land is not improved, utilities are near by. The land was originally platted Phase 111 & IV for 124 lots. Fairview Heights may consider rezoning to heavier density housing. this is located 10-15 minutes from downtown St. Louis, and 2 miles away from the I-64, Hwy 50 interchange and St. Clair square. In addition to its vast array of major retailers, it has over 60 restaurants and numerous motels including The Sheraton Four Points hotel and conference center.



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