

# Pad Ready Commercial Development Site

Frank Scott Parkway West, Fairview Heights, IL 62208



- 4+/- Acre Pad Ready Development Site for Sale
- Located in a strong Retail Corridor near the Intersection of Frank Scott Parkway and IL Route 159
- 440' of Frontage on Frank Scott Parkway West with 13,000 ADT
- 2.3 Miles South of I-64; Exit 12

Reduced Price: \$150,000/Acre

**BARBERMURPHY**

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





# Area Map





**Listing No:** 664

**Land**

**Investment**

Frank Scott Parkway West  
Fairview Heights, IL 62208

**Total Acres Available:** 4.87

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 4.87

**Frontage:** 400 FT

**Depth:** 547 FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64

**Rail:** No

**Barge:** No

**Airport:**

**SALE INFORMATION:**

**For Sale:** Yes

**Sale Price:**

**Sale Price/Acre:** \$150,000

**Sale Price/SF:** \$3.44

**LEASE INFORMATION:**

**For Lease:** No

**Lease Rate:**

**Lease Term:**

**Comments**

4.87 Acre Pad Ready Commercial Development Site. 400' of frontage on Frank Scott Parkway with 13,000 ADT. Located in a Strong Retail Corridor, Adjacent to Target. All Utilities on Site with extensive site improvements already completed.

**PROPERTY INFORMATION:**

**Parcel No:** 03.33.0-404-031

**County:** St. Clair

**Zoning:** B-1

**Zoning By:** Fairview Heights

**Complex:**



<b>TIF:</b>	No	<b>Property Tax:</b>	\$49.74
<b>Enterprise Zone:</b>	No	<b>Tax Year:</b>	2018
<b>Survey:</b>	No	<b>Traffic Count:</b>	13,000
<b>Environmental:</b>	Yes	<b>Topography:</b>	Level
<b>Archaeological:</b>	Yes		

**UTILITY INFORMATION**

**Water Provider:** Illinois American Water

**Sewer Provider:** City of Fairview Heights

**Gas Provider:** Ameren Illinois

**Electric Provider:** Ameren Illinois

**Telecom Provider:** AT&T

<b>Service:</b>	<b>Location:</b>	Site
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**Listing Broker(s)**

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