

PAD READY COMMERCIAL DEVELOPMENT SITE

Frank Scott Parkway West, Fairview Heights, IL 62208



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

Frank Scott Parkway West, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located in a strong Retail Corridor near the Intersection of Frank Scott Parkway and IL Route 159 and 2.3 miles South of I-64 (exit 12).

LAND PROPERTY SUMMARY

FRANK SCOTT PARKWAY WEST

LISTING # 664

LOCATION DETAILS:

Parcel #: 03.33.0-404-031
County: IL - St. Clair
Zoning: B-1 - Fairview Heights

PROPERTY OVERVIEW:

Lot Size: 4.87 Acres
Min Divisible Acres: 4.87
Max Contig Acres: 4.87
Frontage: 400'
Depth: 547'
Topography: Level
Archeological: Yes
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13000
Taxes: \$4,432.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$730,500
Price / Acre: \$150,000

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: On Site
Sewer Provider: Caseyville Township
Sewer Location: On Site
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

4.87 Acre Development Site for Sale. Adjacent 9.48 Acres also available totaling 15 +/- acres. 1,677' of combined frontage on Frank Scott Parkway with 13,000 ADT. Located in a strong retail corridor, Adjacent to Target. All Utilities on Site, extensive site improvements completed. Will Divide.

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