

8.64 ACRE COMMERCIAL DEVELOPMENT SITE FOR SALE

Cari Dr., Fairview Heights, IL 62208



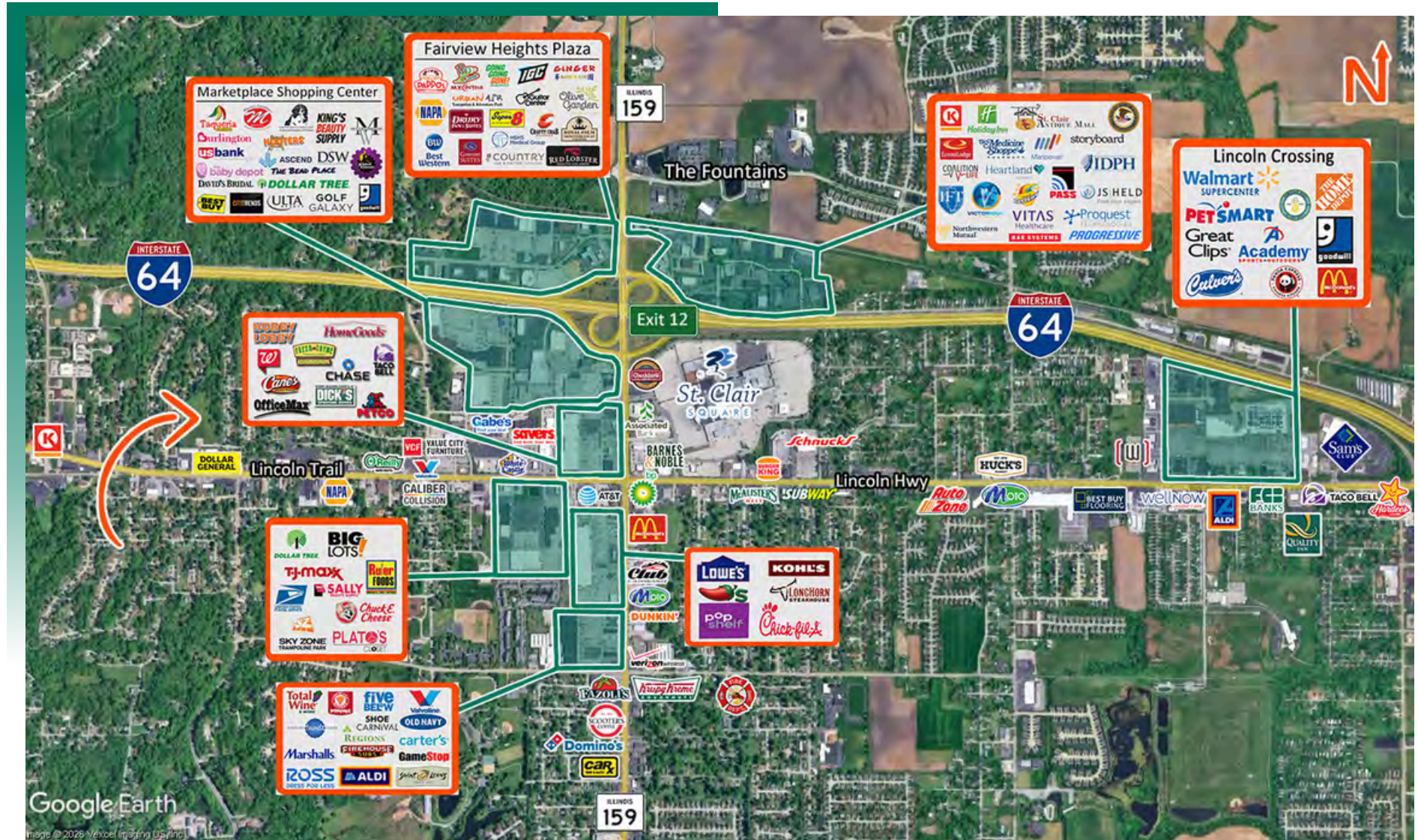
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AREA MAP

Cari Dr., Fairview Heights, IL 62208



LOCATION OVERVIEW

Located along East/West Thoroughfare of Lincoln Trail. One Mile West of Illinois 159 (North Illinois) and 1.5 Miles from Interstate 64. Residential, multi-family, retail and office surrounding property.

LAND PROPERTY SUMMARY

CARI DR

LISTING # 3203

LOCATION DETAILS:

Parcel #: 03-29.0-200-009
County: IL - St. Clair
Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 8.64 Acres
Min Divisible Acres: 8.64
Max Contig Acres: 8.64
Frontage: 580'
Depth: Varies
Topography: Flat to Gently Rolling
Archeological: No
Environmental: No
Survey: No

TRANSPORTATION:

Interstate Access: Interstate 64 - 1.5 Miles
Airport Access: No

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 16600 - Lincoln Trail
Taxes: \$2,564.24
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$375,000
Price / Acre: \$43,403
\$/SF (Land): \$1.00

UTILITY INFO:

Water Provider: City of Fairview Heights
Water Location: On Site/Adjoining
Sewer Provider: Caseyville Township
Sewer Location: On Site/Adjoining
Gas Provider: Ameren IL
Gas Location: On Site/Adjoining
Electric Provider: Ameren IL
Electric Location: On Site/Adjoining

PROPERTY DESCRIPTION:

8.64 Acres of land located just off Lincoln Trail, with easement access from Lincoln Trail. All utilities on or adjoining site. Site abuts retail, office and residential properties.