

FOR SALE: 4.68 ACRE DEVELOPMENT SITE

Old Collinsville Road, Fairview Heights, IL 62232



BARBERMURPHY
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AREA MAP

Old Collinsville Road, Fairview Heights, IL 62232



EXIT
EXIT: 12

I-64

8,850 ADT

MIDAMERICA AIRPORT
13 MILES

FRONTAGE: 132'
DEPTH: 55'

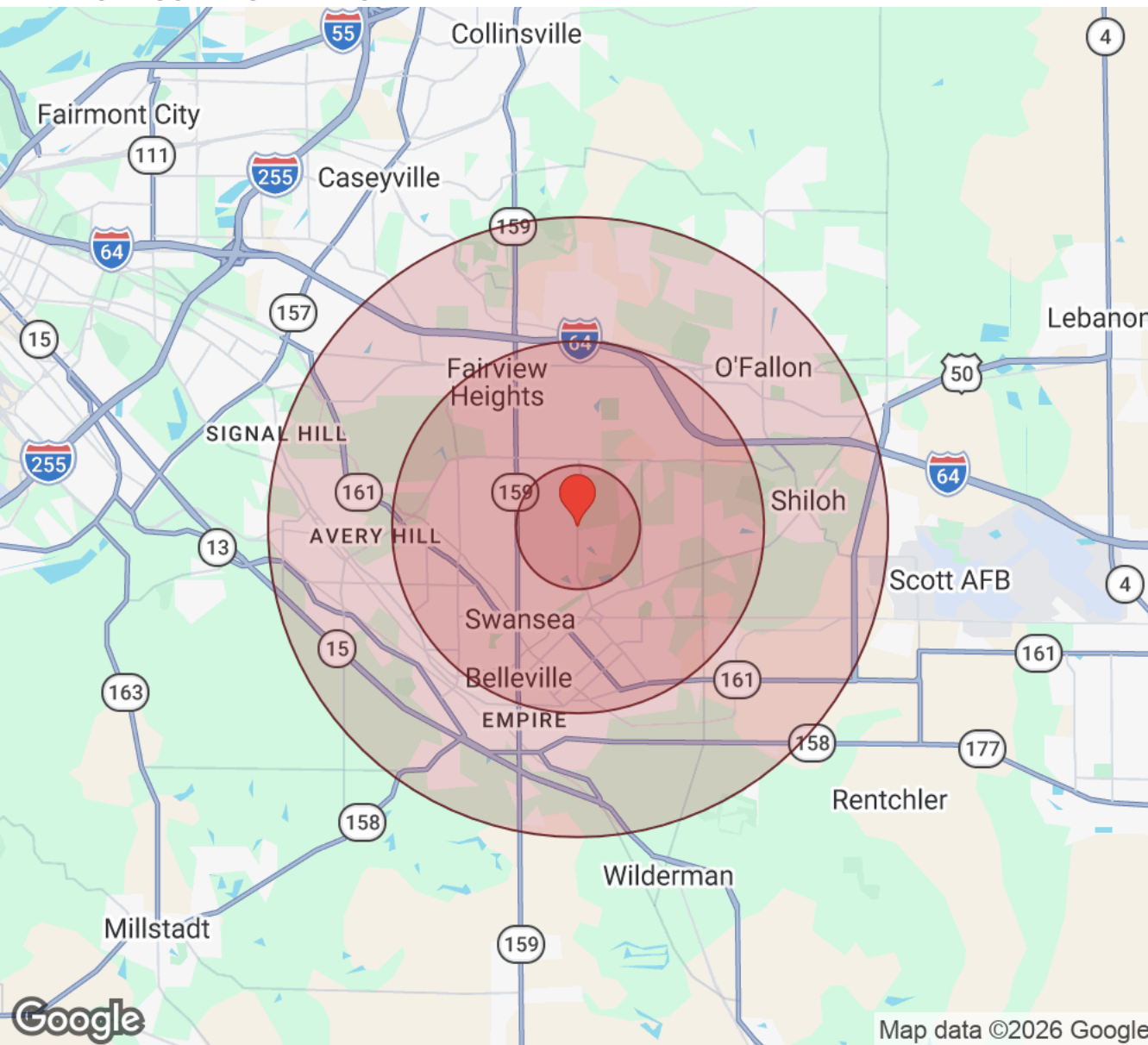
FLAT TOPOGRAPHY

LOCATION OVERVIEW

Site is just South of Far Oaks Golf Club and West of O'Fallon High School Milburn Campus - Fairview Heights city limits. Located 15 miles from downtown St. Louis, MO.

DEMOGRAPHICS

OLD COLLINSVILLE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	1,788	29,591	61,329
Female	1,964	31,643	65,218
Total Population	3,752	61,234	126,546

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,790	30,446	61,069
Occupied	1,654	27,513	55,063
Owner Occupied	1,268	16,370	34,665
Renter Occupied	386	11,143	20,398
Vacant	136	2,933	6,006

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	595	10,480	22,516
Ages 15 - 24	425	7,437	15,140
Ages 25 - 54	1,185	23,661	49,148
Ages 55 - 64	577	7,926	16,097
Ages 65+	969	11,729	23,644

Income	1 Mile	3 Miles	5 Miles
Median	\$146,989	\$84,802	\$85,979
Under \$15k	34	1,982	4,026
\$15k - \$25k	46	1,279	2,558
\$25k - \$35k	86	1,851	3,378
\$35k - \$50k	64	3,153	6,099
\$50k - \$75k	96	3,907	8,139
\$75k - \$100k	124	4,041	7,584
\$100k - \$150k	402	5,674	11,479
\$150k - \$200k	216	2,891	6,195
Over \$200k	584	2,734	5,604

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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Map data ©2026 Google

LAND PROPERTY SUMMARY

OLD COLLINSVILLE RD

LISTING # 3281

LOCATION DETAILS:

Parcel #: 03-22.0-200-019
County: IL - St. Clair
Zoning: B-3 Community Business

PROPERTY OVERVIEW:

Lot Size: 4.68 Acres
Min Divisible Acres: 4.68
Max Contig Acres: 4.68
Frontage: 492'
Depth: 492
Land Status: Existing
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TRANSPORTATION:

Interstate Access: I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: Combined 8,850 ADT at intersection
Taxes: \$246.02
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$595,000
Price / Acre: \$127,137
\$/SF (Land): \$2.92

UTILITY INFO:

Water Provider: City of O'Fallon
Sewer Provider: Caseyville Township
Gas Provider: Ameren IL
Electric Provider: Ameren IL

PROPERTY DESCRIPTION:

4.68-acre corner development site located in a high-growth corridor for O'Fallon and Fairview Heights residential sprawl and commerce. This central Metro East positioning makes the property attractive for a variety of future uses, including commercial/residential development, estate lots, agricultural/recreational use, or long-term investment. Water is City of O'Fallon and public sewer is Caseyville Township. Motivated seller!

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