

33.56 ACRE RESIDENTIAL DEVELOPMENT SITE

Dunhill Dr., Fairview Heights, IL 62208



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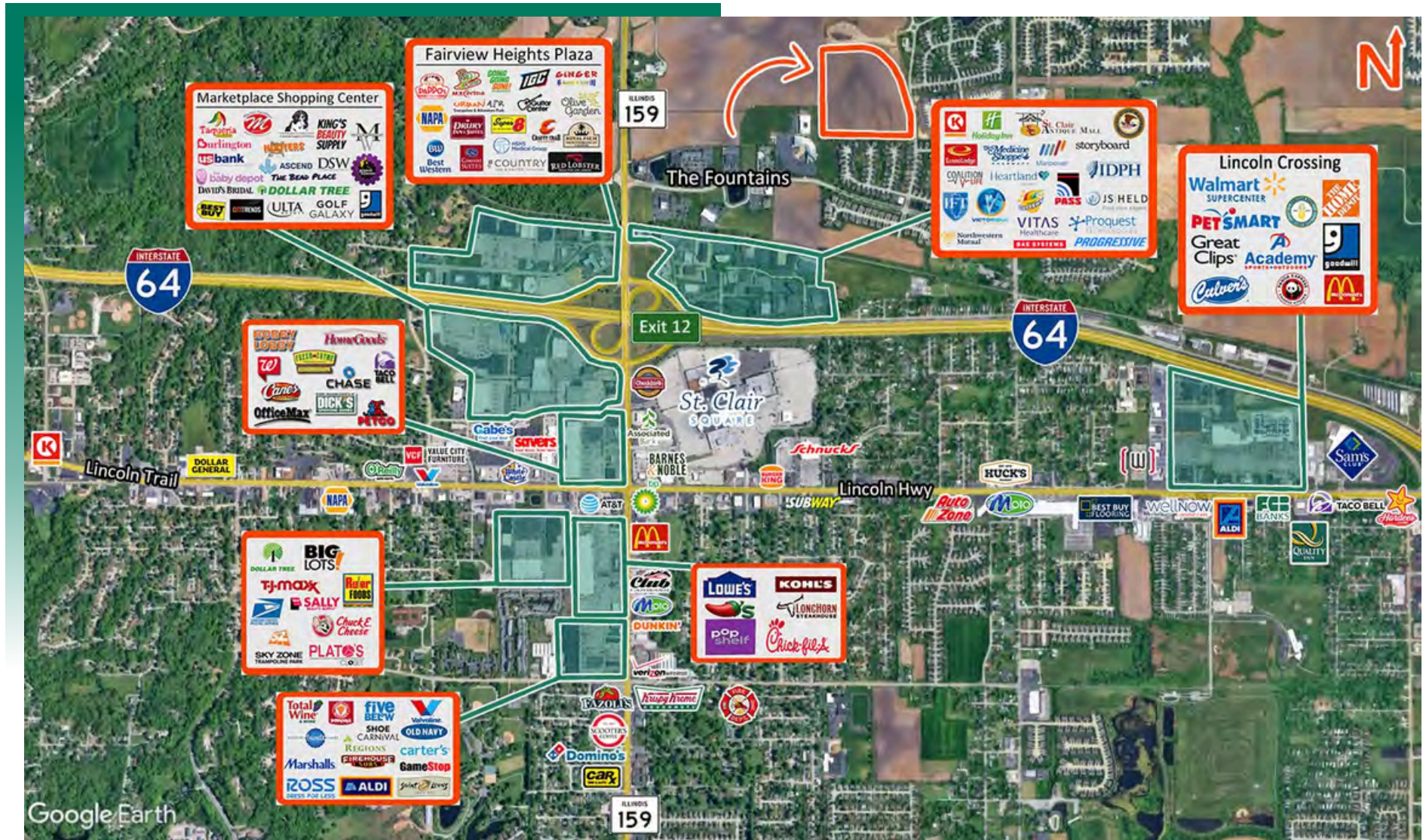
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AREA MAP

Dunhill Dr., Fairview Heights, IL 62208



LOCATION OVERVIEW

This future development site offers excellent regional connectivity with convenient access to I-64 via IL Route 159, providing direct connections to O'Fallon, downtown St. Louis, and the broader Metro East. I-64 also provides convenient access west to I-255, linking the site to the greater St. Louis interstate network. Fairview Heights remains the Southern Illinois' primary commercial hub, with more than 1,500 businesses and restaurants and significant traffic along the I-64 corridor.



SITE INFORMATION

- Master planned for 90 lots within the Fountains Place Master Plan
- Located in a high-growth corridor
- Continued residential expansion and new housing development
- Adjacent to Holy Trinity Catholic School
- Walking trails and community pool
- O'Fallon School District



LAND PROPERTY SUMMARY

DUNHILL DR., FAIRVIEW HEIGHTS, IL 62208

LISTING # 1066

LOCATION DETAILS:

Parcel #: 03-22.0-200-020 & 03-22.0-401-071
County: IL - St. Clair
Zoning: R-2 - Fairview Heights

PROPERTY OVERVIEW:

Lot Size: 33.56 Acres
Min Divisible Acres: 33.56
Max Contig Acres: 33.56
Frontage: IRR
Depth: IRR
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
Airport Access: Mid-America St. Louis Airport (BLV)

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 3550
Taxes: \$1,113.52



SALE INFORMATION:

Sale Price: \$785,304
Price / Acre: \$23,400
\$/SF (Land): \$0.54

UTILITY INFO:

Water Provider: Caseyville Township
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

Master planned for 90 lots as part of the Fountains Place Master Plan. High-growth corridor benefiting from continued residential expansion, new housing development, and supporting commercial and service uses. Holy Trinity Catholic School is located on the adjacent parcel. Walking trails and a community pool around this site.