

# 7.4 ACRE LAND FOR SALE

114 N Ruby Lane, Fairview Heights, IL 62208



**DEVELOPMENT SITE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

114 N Ruby Lane, Fairview Heights, IL 62208



## LOCATION OVERVIEW

A Zoned Planned Business only 1 Mile from Hwy I-64 and IL Route 159 Exit 12. Access to Marxer Place from Ruby Lane. 175 Foot Concrete Drive into Site. All Utilities to Site.



I-64 & IL  
Route 159

**EXIT**

Exit 12

# LAND PROPERTY SUMMARY

114 N Ruby Lane, Fairview Heights, IL 62208

#1564

## SALE INFORMATION:

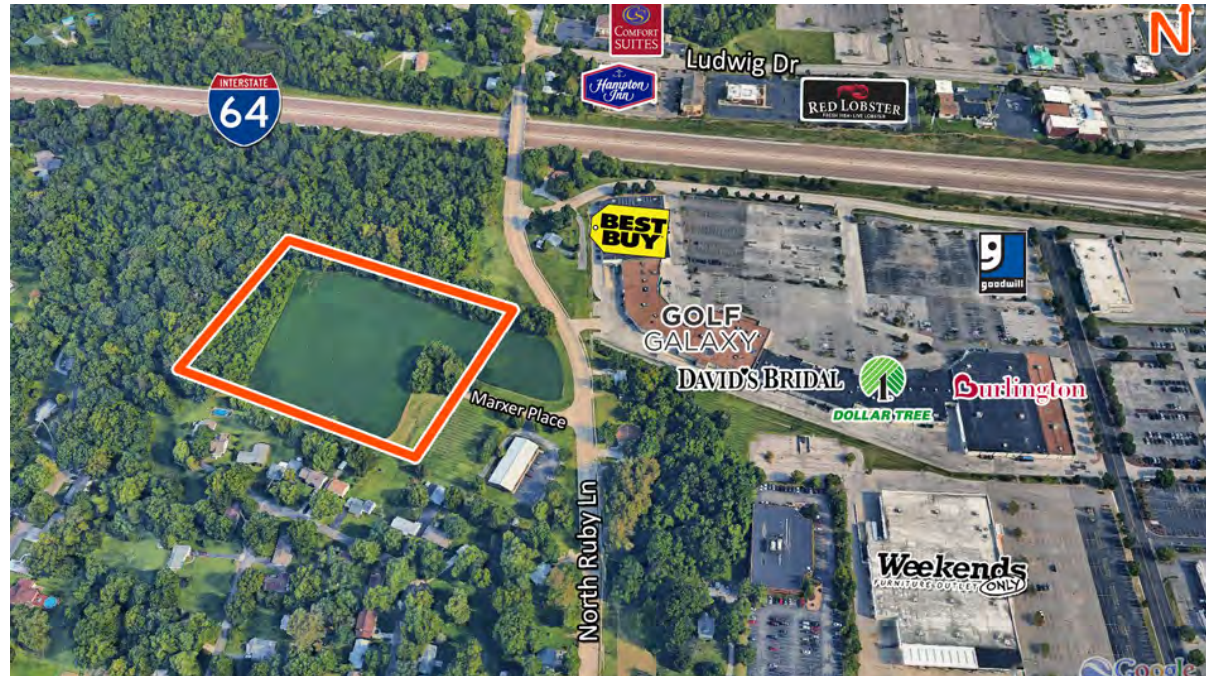
Sale Price: \$148,000  
Sale Price/Acre: \$20,000  
Sale Price/SF: \$0.46

## LAND MEASUREMENTS:

Acres: 7.4 AC  
Total Acres Available: 7.4 AC  
Min Divisible Available: 7.4 AC  
Depth: Varies FT  
Subdivide Site: NO

## PROPERTY INFORMATION:

Parcel No: 03-28.0-106-009  
County: St. Clair  
Zoning: PB  
Zoning By: Fairview Heights  
Traffic Count: 5,200  
TIF: NO  
ENTERPRISE Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$692.00  
Tax Year: 2022  
Topography: Flat/ Gentle Slope



## UTILITY INFORMATION:

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

## TRANSPORTATION:

Interstate: I-64  
Rail: No  
Barge: NO  
Airport: St. Louis MidAmerica

## COMMENTS:

7.4 Acre Development Site For Sale in Fairview Heights, IL. 175' Concrete Drive into Site. Access to Marxer Place from Ruby Lane. All Utilities are On Site. 1 Mile from I-64 and IL Route 159, Exit 12.



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