

# COMMERCIAL DEVELOPMENT SITES FOR SALE

The Fountains at Fairview, Fairview Heights, IL 62208



**Aerial Tour**



**SALE PRICE: \$3.00/SF - \$10.00/SF**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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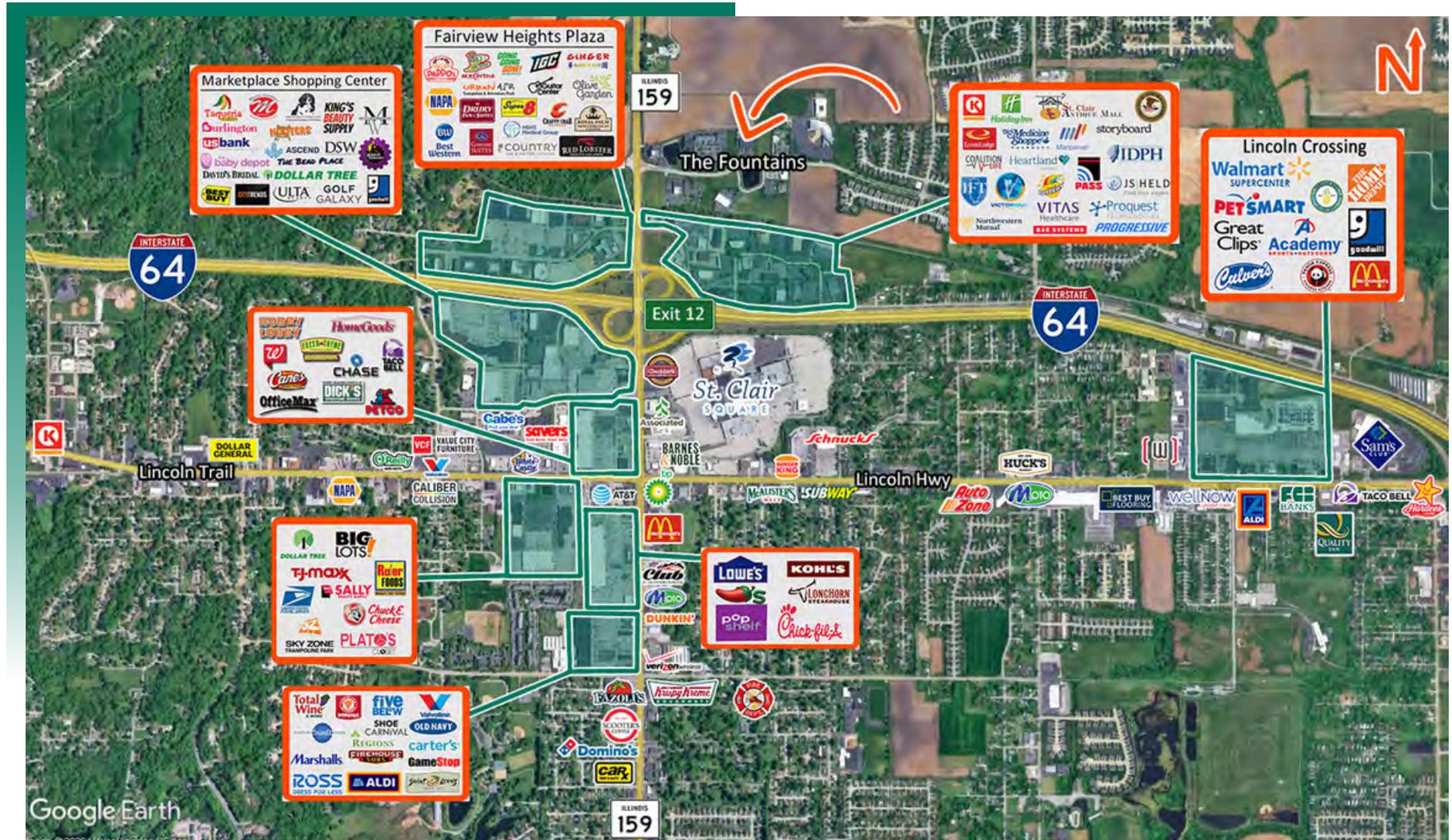
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

The Fountains at Fairview., Fairview Heights, IL 62208



## LOCATION OVERVIEW

Highly visible sites with quick access to I-64's 76,000 ADT. All sites are located near multiple food and retail amenities including St. Clair Square, The Shoppes at St. Clair Square and dozens of restaurants and retail establishments.

# PARCELS

The Fountains at Fairview, Fairview Heights, IL 62208



Parcel #: 03-22.0-307-001



Parcel #: 03-22.0-306-004



Parcel #: 03-22.0-306-003



Parcel #: 03-22.0-305-017

# PARCELS

The Fountains at Fairview, Fairview Heights, IL 62208



Parcel #: 03-22.0-307-017



Parcel #: 03-22.0-307-019



Parcel #: 03-22.0-307-020



Parcel #: 03-22.0-307-023

# LAND PROPERTY SUMMARY

## THE FOUNTAINS AT FAIRVIEW

**LISTING #** 1004

### LOCATION DETAILS:

**Parcel #:** 03-22.0-307-001;306-004;306-003;307-017;305-017;307-019;307-020;307-023  
**County:** IL - St. Clair  
**Zoning:** B-3 - Fairview Heights

### PROPERTY OVERVIEW:

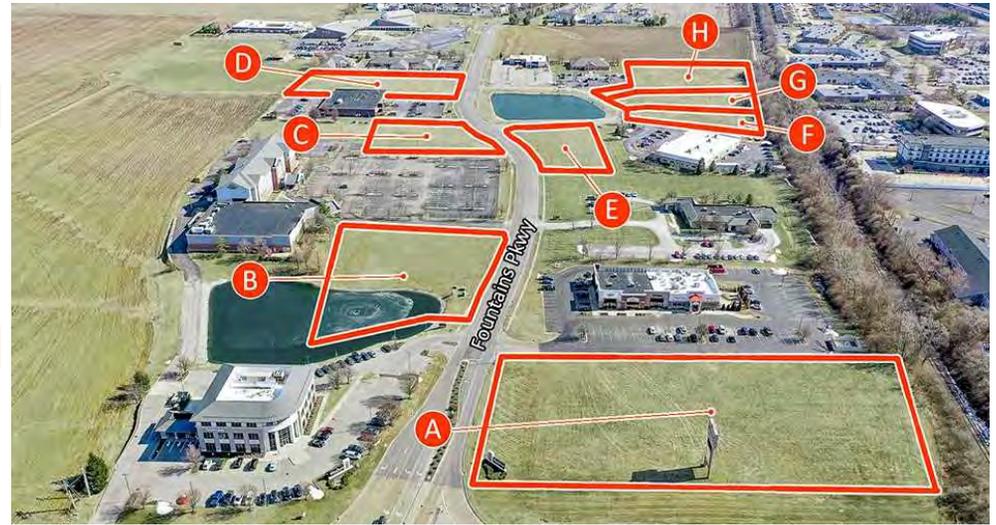
**Lot Size:** 15.09 Acres  
**Min Divisible Acres:** 1.21  
**Max Contig Acres:** 5.72  
**Frontage:** Varies per site  
**Depth:** Varies per site  
**Topography:** Level  
**Archeological:** No  
**Environmental:** Yes  
**Survey:** Yes

### TRANSPORTATION:

**Interstate Access:** Interstate 64  
**Airport Access:** MidAmerica St. Louis Airport

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 3,550; 20,500 on IL-159  
**Taxes:** \$1,283.86  
**Tax Year:** 2024



### SALE INFORMATION:

**Sale Price:** \$3.00/SF - \$10.00/SF

### UTILITY INFO:

**Water Provider:** City of O'Fallon  
**Water Location:** On Site  
**Sewer Provider:** Caseyville Township  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

### PROPERTY DESCRIPTION:

Eight commercial lots ranging from 1.21 AC to 2.71 AC at The Fountains at Fairview Office Park. Maximum contiguous lot of 5.72 Acres. Improved lots with all utilities on site. Major price reduction from previous listing!

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