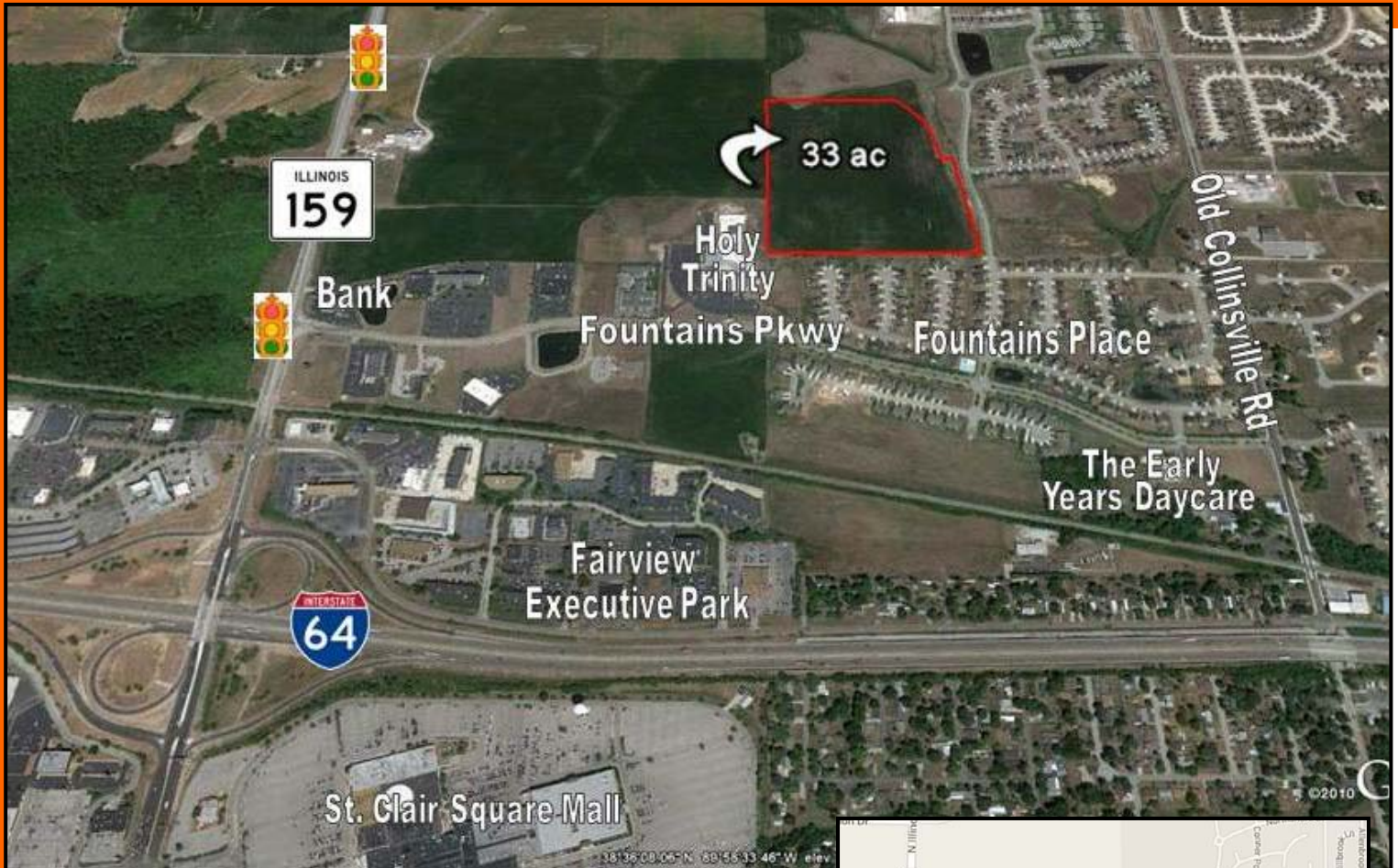


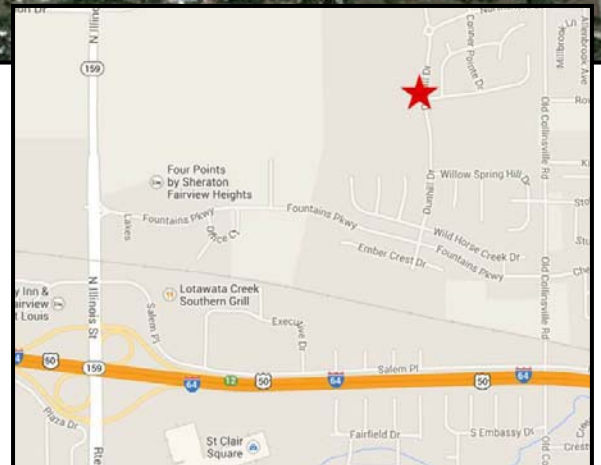
For Sale

33.56 Ac. Residential Site



**Dunhill Dr.
Fairview Heights, IL 62208**

- ◆ Preliminary plat approved by Fairview Heights for 90 lots! (see pg. 2)
 - ◆ Master Planned Community of Fountains Place
 - ◆ Walking trails
- Priced at \$23,400 / ac. OFFERS WANTED



Terry Johnson
C: 618.977.8367
TerryJ@barbermurphy.com

Individual Memberships



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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.

MILBURN SCHOOL ROAD



LOCAT

OLD COLLINSVILLE RD. (50'W ROW, ARTERIAL)

SAVANNAH

GRAPH

50

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Land SF

Dunhill Dr. Development Site
Dunhill Dr.
Fairview Heights, IL 62208

SALE INFORMATION

For Sale: Yes
Sale Price: \$785,304
Sale Price/SF:
CAP Rate:

LEASE INFORMATION

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Term:



SQUARE FEET AVAILABLE

Building Total: SF
Total Available: SF
Direct Lease: SF
Sublease: SF
Office: SF
Retail: SF
Max Contiguous: SF
Min Divisible: SF
Leasing Comments:

Comments

Pre-platted for 90 lots as part of the Fountains Place Master Plan. High growth area. New schools nearby. Walking trails. Priced at \$23,400 an acre.

PROPERTY INFORMATION

File No: 1066-1
Parcel No: 03-22.0-200-020 & 03-22.0-401-071
Complex:
County: Saint Clair
Zoning: R-2
Zoning By: Fairview Heights
Acres: 33.56
Frontage:
Depth:
Year Built:
Rehab Year:
Class:
Floors:
Sprinklers:
Ceiling Height:
Parking:
Traffic Count:
Property Tax: \$820
Tax Year: 2013
TIF: No
Enterprise Zone

Listing Broker(s)

Terry Johnson
Office: (618) 277-4400
Email: terryj@barbermurfhy.com
Cell: (618) 977-8367