

Commercial Development Sites

Fountains at Fairview
Fairview Heights, IL 62208



- Seven Commercial Development Sites for Sale
- Located in the Fountains at Fairview Office Park
- Sites Range from 1.2 Acres - 2.7 Acres
- Located less than ½ Mile to I-64 at Exit 12

SALE PRICES: Lot A: \$12.50 per SF
 Lot B: \$8.00 per SF
 Lots C and E: \$5.00 per SF
 Lot D: \$5.50 per SF

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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.



Listing No: 1004

Land

Commercial

The Fountains at Fairview
7105 South Lakes Drive
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$12.50

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.7 Acre Development Site along IL Route 159. 446' of Frontage with 17,300 ADT. All Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 2.70

Min Divisible Acres: 2.70

LAND MEASUREMENTS:

Acres: 2.70
Frontage: 446 FT
Depth: 266 FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-307-001
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes

Property Tax: \$294.52
Tax Year: 2016
Traffic Count: 17,300
Topography: Level

UTILITY INFORMATION

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

Service:
Service:
Service:
Service:
Service:

Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:

Listing Broker(s)

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Listing No: 1004

Land

Commercial

The Fountains at Fairview
335 Fountains Parkway
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$8.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

1.2 Acre Development Site with all Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 1.20

Min Divisible Acres: 1.20

LAND MEASUREMENTS:

Acres: 1.20
Frontage: 242 FT
Depth: 278 FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-306-003
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes

Property Tax: \$132.00
Tax Year: 2016
Traffic Count:
Topography: Level

UTILITY INFORMATION

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

Service:
Service:
Service:
Service:
Service:

Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:

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Listing No: 1004

Land

Commercial

The Fountains at Fairview
361 Fountains Parkway
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$5.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.3 Acre Development Site with all Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 2.30

Min Divisible Acres: 2.30

LAND MEASUREMENTS:

Acres: 2.30
Frontage: 234 FT
Depth: 428 FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-305-017
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes

Property Tax: \$176.28
Tax Year: 2016
Traffic Count:
Topography: Level

UTILITY INFORMATION

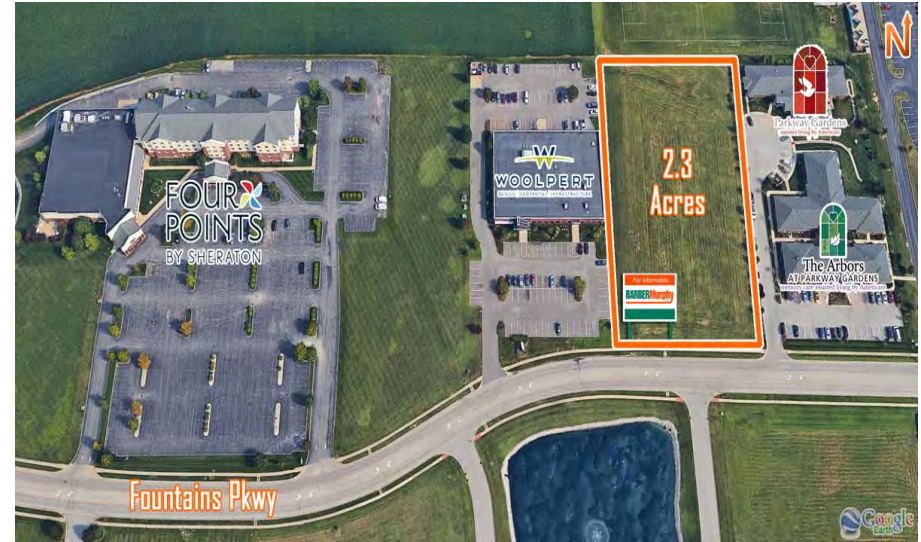
Water Provider: City of O'Fallon
Sewer Provider: Caseyville Township
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider:

Service:
Service:
Service:
Service:
Service:

Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:

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Listing No: 1004

Land

Commercial

The Fountains at Fairview
330 Office Court
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$5.50

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

1.41 Acre Development Site with all Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 1.41

Min Divisible Acres: 1.41

LAND MEASUREMENTS:

Acres: 1.41
Frontage: 308 FT
Depth: 208 FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-307-017
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes

Property Tax: \$108.60
Tax Year: 2016
Traffic Count:
Topography: Level

UTILITY INFORMATION

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

Service:
Service:
Service:
Service:
Service:

Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:

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Listing No: 1004

Land

Commercial

The Fountains at Fairview
350 Office Court
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$5.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

1.62 Acre Development Site with all Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 1.62

Min Divisible Acres: 1.62

LAND MEASUREMENTS:

Acres: 1.62
Frontage: 121 FT
Depth: 372 FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-307-019
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes
Property Tax: \$124.82
Tax Year: 2016
Traffic Count:
Topography: Level

UTILITY INFORMATION

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

Service:
Service:
Service:
Service:
Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:

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Listing No: 1004

Land

Commercial

The Fountains at Fairview
360 Office Court
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$5.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

1.4 Acre Development Site with all Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 1.41

Min Divisible Acres: 1.41

LAND MEASUREMENTS:

Acres: 1.41
Frontage: 104 FT
Depth: 304 FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-307-020
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes

Property Tax: \$107.36
Tax Year: 2016
Traffic Count:
Topography: Level

UTILITY INFORMATION

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

Service: On Site
Service: On Site
Service: On Site
Service: On Site
Service: Location:

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Listing No: 1004

Land

Office

The Fountains At Fairview
370 Office Court
Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$5.00

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.71 Acre Development Site with all Utilities on Site. A Total of seven sites are available ranging from 1.2 - 2.7 Acres. Sites are located in the Fountains at Fairview Office Park less than 1/2 mile from I-64; Exit 12.

Total Acres Available: 2.71

Min Divisible Acres: 2.71

LAND MEASUREMENTS:

Acres: 2.71
Frontage: 43 FT
Depth: Varies FT

Subdivide Site: No

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 03-22.0-307-023
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights
Complex: The Fountains at Fairview

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: Yes
Archaeological: Yes

Property Tax: \$208.22
Tax Year: 2016
Traffic Count:
Topography: Level

UTILITY INFORMATION

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

Service: On Site
Service: On Site
Service: On Site
Service: On Site
Service: Location:

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