

FOR SALE

Summit Springs Land
123 acres (partially developed) with 189 single family lots
Fairview Heights, IL 62208

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123 Acre Parcel for \$995,000 or 23.44 Acres for \$625,000 (Utilities to Site)

- 23.44 acres partially developed and 99.1 acres undeveloped land
- Platted for 189 single family homes. Phase II, III and IV of Summit Springs Subdivision
- Located in the City of Fairview Heights, IL (Saint Clair County)
- \$670,000 + of capital improvements to the land including sewers (sanitary & storm) water, grading and earthwork for 65 lots on 23.44 acres
- Value add potential through continued site improvements and new home construction
- Excellent location with easy access to I-64, less than 15 minutes to downtown St. Louis, 1.17 miles NE of I-64/ Hwy 157 interchange
- Belleville East School District, Grant District 110
- Zoned R-3 Single Family Residential
- Min frontage 75' and average lot area of 12,808 SF
- Undeveloped 123.35 acres purchased in September 2005 by previous builder for \$2,268,000
- 62,000 VPD on I-64, 15,100 VPD on Route 157 & 3,950 VPD on Bunkum Road
- New home construction sell between \$185,000 - \$225,000 in Summit Springs
- \$17 million Fairview Heights recreation Center to be completed in 2019 (One mile from Summit Springs)
- Fairview Heights is the regional center for Retail in Southwest IL

For information, contact:

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784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

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PRE-LIMINARY PLAT PHASE 2

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W&A CALCULATION
APR. 1.000 6.0 000
MAY 1.000 6.0 000
JUN 1.000 6.0 000
TOTAL 1.800 18.0 000

CHANGES/DIVISIONS
MAYORAL PROVISIONS
ST. CLAIR COUNTY ORDINANCE NO. 297-07 (10/07/10)
2009-09-01

CONTRACT/REFERENCE
MAYORAL ORD. CITY OF FAIRVIEW HEIGHTS, ILL.
2009-09-01

DATE
12/18/10

DIVISION
1.000 6.0 000
2.000 6.0 000
3.000 6.0 000
TOTAL 3.000 18.0 000

PRELIMINARY PLAT SUMMIT SPRINGS PHASE 2

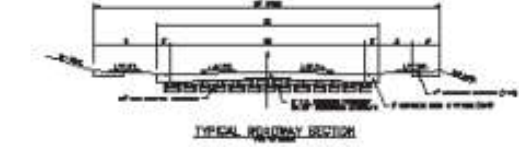
BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,
ST. CLAIR COUNTY, ILLINOIS

NOTES:
1. SUBJECT TO RECORD OF DEEDS & LRS
2. THIS PLAT IS PRELIMINARY
3. ALL RIGHTS RESERVED TO THE ENGINEER OR SURVEYOR



LOCATION MAP

Plan	
ACRES	6.000
SUBDIVISION	SUMMIT SPRINGS PHASE 2
DATE	12/18/10
ENGINEER	KUNKEL COMMERCIAL GROUP INC.
PROFESSIONAL ENGINEER	ILLINOIS PROFESSIONAL ENGINEERING BOARD LICENSE NO. 003-0354-01
SUMMIT SPRINGS PHASE 2 Fairview Heights, Illinois Mironov: Paul Mironov mironov@kcg.com	
Sheet No.	
SITE PLAN	
Sheet	1 of 2



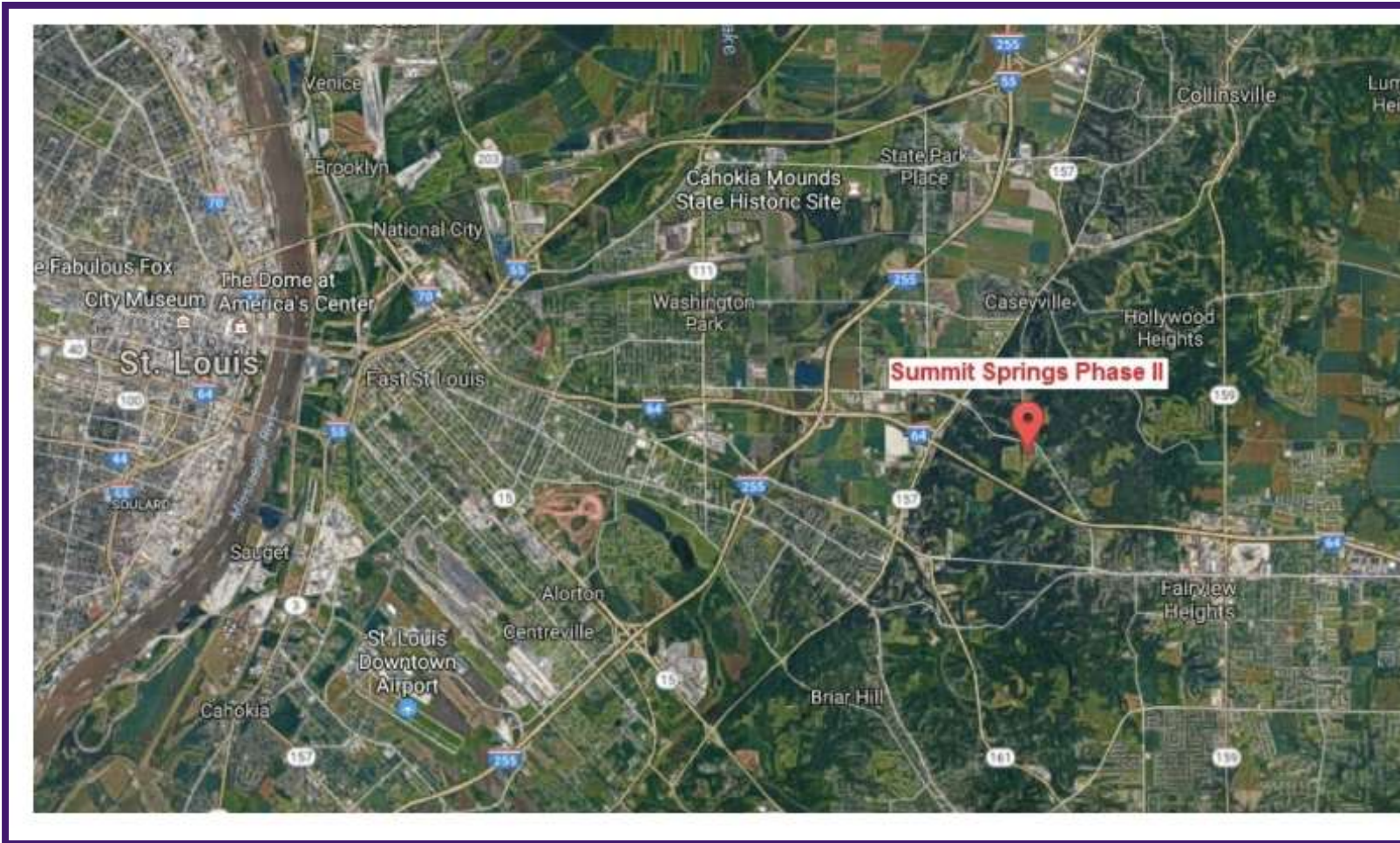
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MAP

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