



- 5 City parks totaling 200 acres offering both passive and active recreational opportunities
- Play golf on the Jack Nicklaus-designed Stonewolf Golf Course or the Scottish-styled, Far Oaks links
- Fountains Conference Center adjacent to the Four Points by Sheraton Hotel containing 10,000 square feet of meeting and pre-function space with full service catering available

For more
Information on
available sites, buildings,
and development opportunities:

Mike Malloy, AICP
Director of Economic Development



The City of Fairview Heights

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City of Fairview Heights
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Buildings and Sites in Fairview Heights

- Buildings are available for immediate occupancy from 1,000 square feet to 50,000+ square feet suitable for both retail and/or office uses
- Sites are available for commercial development and/or redevelopment from 1/2 acre to 70+ acres
- Industrial sites are available with CSX railroad access and close proximity to I-64; Business/Industrial park currently being developed
- Incentives available/possible in certain geographic areas (TIF, EZ, and Business District)
- Ample land at light rail Metro Link station for transit oriented development. The Metro Link connects southwestern Illinois to the Missouri part of the Metropolitan area and major attractions in St. Louis as well as Lambert International Airport

**Fairview Heights is:
Home to 17,078 people and the
RETAIL HUB OF SOUTHERN ILLINOIS
WWW.COFH.ORG**



Illinois

- The Eastern Gateway to the St. Louis Metropolitan Area with a population of 2.8+ million
- Situated on I-64 at the IL Route 159 interchange (Exit 12)
- Traffic counts approaching 75,000 vehicles per day on I-64
- Conveniently located 15 minutes from downtown St. Louis's financial center and professional baseball, football, and hockey sports venues
- Home to St. Clair Square, a super regional mall that contains 1.1 million square feet with 140 retail outlets and four national anchors (Macy's, JC Penny's, Dillards, and Sears)
- Largest retail shopping area in Southern Illinois





The City of Fairview Heights has:

- 160,000+ persons living within a 15 minute driving radius
- Situated in St. Clair County with a population of 270,056
- Metro East population in 2010 in excess of 700,000 / 2nd largest Metropolitan area in Illinois
- Median household income in excess of \$68,000.00
- No municipal property tax
- Municipal sales tax - 8.35% (effective Jan 1, 2012)
- Municipal sales in 2013 were in excess of \$785,000,000.00
- Highest retail sales of all municipalities in St. Clair and Madison Counties

- Over 800 hotel rooms
- More than 75 restaurants ranging from casual to elegant
- In addition to the St. Clair Square Mall, there are 12 other shopping centers/plazas offering all types of retail shopping opportunities including the following national chains: Best Buy, Burlington Coat Factory, Bed Bath & Beyond, Men's Warehouse, Kohl's, Marshalls, Lowe's, Old Navy, Joann Fabric & Craft Store, Pier 1, Petco, TJMaxx, Big Lots, Sports Authority, Gordman's, Office Max, Talbots, Toys R Us, Ann Taylor Loft, Target, Jareds, Barnes and Noble, Old Time Pottery, Hobby Lobby, White House Black Market, Sears Outlet, Kirklands, and NTB
- Opening in 2014/2015: Fresh Thyme Farmer's Market, Home Goods, Here Today, Advance Auto Parts, Arrowhead Building Supply.

Scott Air Force Base (Home of U.S. Defense Department Transcom Command) is approximately 5 miles east on I-64 and impacts the area as follows:

- 7,917 active duty military members
- 5,103 civilian personnel
- 13,565 military dependents, 7,452 civilian dependents, 18,314 military retirees, and 21,245 military retiree dependents
- A 73,596 total active duty/civilian personnel/dependent/retiree personnel
- 1,400 single family housing units are located at Scott
- Joint use base with MidAmerica Airport having a runway length of 10,000 ft. paralleling the Air Force's 8,100 ft. runway
- It is home to the headquarters of major military organizations, including:
 - United States Transportation Command (USTRANSCOM)
 - United States Army Surface Deployment and Distribution Command (SDDC)
 - Air Mobility Command (AMC)
 - Eighteenth Air Force (18 AF)
 - Air Force Global Logistics Support Center (AFGLSC)
 - Defense Information Technology Contracting Organization (DITCO)
 - Air Force Network Integration Center (AFNIC)
 - The 375th Air Mobility Wing
- Economic Impact annually in excess of \$3.2 billion

