

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

Office/Retail Development Site

988 North Green Mount Road, Shiloh, Illinois 62221
St. Clair County

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Property Description

19 +/- Acre Office / Retail Development Site on North Green Mount Road. 350' of Frontage on North Green Mount with 18,200 ADT. Situated next to the new Shiloh Springs Development. Located in close proximity to the Medical Mile near the New Memorial and St. Elizabeth's Hospitals. Located near the corner of N. Green Mount and Frank Scott Pkwy within minutes of Major Retailers, Banking Facilities and Restaurants. Within 1/2 Mile to I-64, Exit 16.

Sale Price: \$1,500,000

Basic Details

Listing No:	734
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	19 Acre(s)
Min Acres Available:	19 Acre(s)
Max Acres Available:	19 Acre(s)
Sale Price:	\$1,500,000
Sale Price Per Sqft:	\$1.81

Property Information

Parcel No:	09-06.0-309-003/004/005
Zoning:	CE - Country Estates
Zoning By:	Village of Shiloh
Property Tax:	\$4,523
Tax Year:	2018
Topography:	Flat/Rolling/Hills

Land Measurements

Utility Information

Total Acres Available:	19 Acre(s)
Min Divisible Acres:	19 Acre(s)
Acres:	19 Acre(s)
Frontage:	320 ft
Depth:	1,782 ft

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

Transportation

Interstate:	I-64
Airport:	MidAmerica STL