



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

## 2.8 Acre Development Site

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

**Tony Smallmon**

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### Basic Details

Listing No:	1827
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.83 Acre(s)
Sale Price:	\$499,900
Sale Price Per Sqft:	\$4.05
Sale Price Per Acre:	\$176,643

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62221
Street Number:	964
Street:	North Green Mount
Street Suffix:	Road

### Property Information

Parcel No:	09-06.0-300-006
Zoning:	HB
Zoning By:	Village of Shiloh
Property Tax:	\$4,585.82
Tax Year:	2022
Traffic Count:	19,000
Topography:	Flat

### Land Measurements

Total Acres	2.83 Acre(s)
Available:	
Min Divisible Acres:	2.83 Acre(s)
Acres:	2.83 Acre(s)
Frontage:	1,058 ft

### Utility Information

### Transportation

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Telecom Provider:	Charter/ATT Fibe
Telecom Provider Location:	On Site

Interstate:	I-64
Airport:	MidAmerica St. Louis