

## Ideal Office/Retail Development Site

North Main St, Shiloh, Illinois 62269  
St. Clair County

### Tony Smallmon

Phone: 618-407-4240

Email: [tonys@barbermurphy.com](mailto:tonys@barbermurphy.com)

### Wayne Barber, Jr. - SIOR

Phone: 618-593-4000

Email: [wayne@barbermurphy.com](mailto:wayne@barbermurphy.com)



### Basic Details

Listing No:	437
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial, Land - Mixed Use
Lot Size (Acres):	76.80 Acre(s)
Min Acres Available:	4.92 Acre(s)
Max Acres Available:	76.80 Acre(s)
Sale Price:	\$4.00 per SF

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62269
Street:	North Main
Street Suffix:	St

### Property Information

Parcel No:	04-33.0-300-020-021
Zoning:	Agricultural
Zoning By:	Village of Shiloh
Property Tax:	\$1,009.84
Tax Year:	2018
Traffic Count:	56,700
Topography:	Flat

### Land Measurements

Acres:	76.80 Acre(s)
Frontage:	1,468 ft
Depth:	1,803 ft

### Utility Information

### Transportation

Water Provider:	City of Shiloh
Water Provider Location:	On Site
Sewer Provider:	Lift Station
Sewer Provider Location:	SE Corner of Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Interstate:	I-64, Exit 19
Airport:	MidAmerica St. Louis