



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

37 Acre General Commercial Development Site in New TIF District

Northeast Corner of I-64 / Rt. 4 / Perrin Road, Mascoutah,
Illinois 62258
St. Clair County

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Basic Details

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|----------------------|-------------------------|
| Listing No: | 1100 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 37.20 Acre(s) |
| Min Acres Available: | 14 Acre(s) |
| Max Acres Available: | 37 Acre(s) |
| Sale Price: | \$3,000,000 |
| Sale Price Per Sqft: | \$1.85 |

Address

| | |
|----------|---|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | Mascoutah |
| Zipcode: | 62258 |
| Street: | Northeast Corner of I-64 / Rt. 4 / Perrin Road |

Property Information

| | |
|------------------|-----------------|
| Parcel No: | 10-06.0-400-022 |
| Zoning: | GC |
| Zoning By: | Mascoutah |
| TIF: | Yes |
| Enterprise Zone: | Yes |
| Survey: | Yes |

Land Measurements

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|-------------|---------------|
| Total Acres | 37.20 Acre(s) |
| Available: | |
| Frontage: | 570 ft |
| Depth: | 1,640 ft |

| | |
|----------------|-------|
| Environmental: | Yes |
| Property Tax: | \$946 |
| Tax Year: | 2018 |
| Topography: | Flat |

Utility Information

| | |
|-----------------------------|-------------------|
| Water Provider: | City of Mascoutah |
| Water Provider Location: | On Site |
| Sewer Provider: | City of Mascoutah |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | On Site |

Transportation

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|-------------|------|
| Interstate: | I-64 |
|-------------|------|