

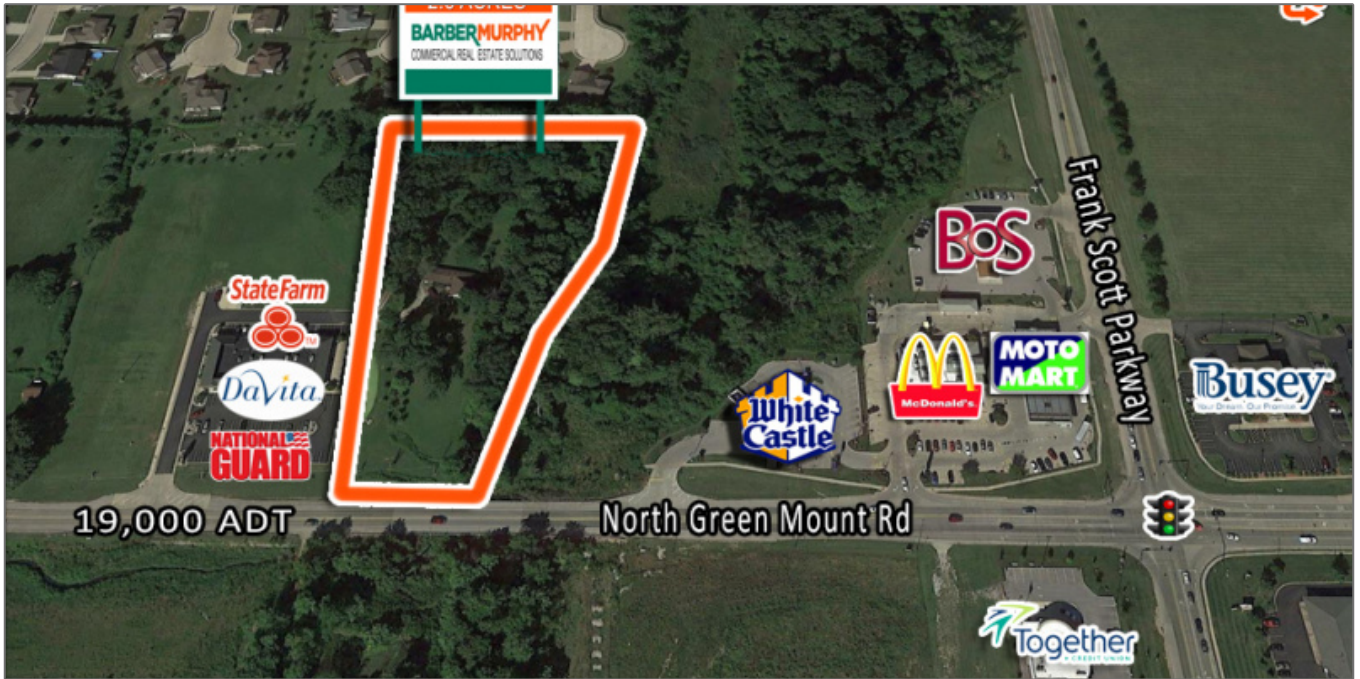
## 2.6 Acre Office/Retail Development Site

1109 North Green Mount Road, Shiloh, Illinois 62221  
St. Clair County

**Tony Smallmon**

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### Basic Details

Listing No:	681
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.60 Acre(s)
Min Acres Available:	2.60 Acre(s)
Max Acres Available:	7 Acre(s)
Sale Price:	\$449,000
Sale Price Per Sqft:	\$3.96
Sale Price Per Acre:	\$172,693

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62221
Street Number:	1109
Street:	North Green Mount
Street Suffix:	Road

### Property Information

Parcel No:	08-01.0-200-003/004
Zoning:	Highway Business
Zoning By:	Village of Shiloh
Property Tax:	\$1,460
Tax Year:	2022
Traffic Count:	19,000
Topography:	Flat to Slightly Rolling

### Land Measurements

Total Acres Available:	2.60 Acre(s)
Min Divisible Acres:	2.60 Acre(s)
Frontage:	135 ft

## Utility Information

Water Provider:	IL 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:	AT&T and Charter
Telecom Provider Location:	On Site

## Transportation

Interstate:	I-64; Exit 16 (0.5 miles)
Airport:	MidAmerica St. Louis