

## Villages at Wingate - Mixed-Use Lots

252 N Green Mount Rd, Shiloh, Illinois 62221  
St. Clair County

**Mike Durbin**

Phone: 618-960-8675

Email: miked@barbermurphy.com

**Terry Johnson**

Phone: 618-977-8367

Email: terryj@barbermurphy.com



### Basic Details

|                      |                       |
|----------------------|-----------------------|
| Listing No:          | 1384                  |
| Sale Or Lease:       | For Sale              |
| Property Type(s):    | Land - Commercial     |
| Lot Size (Acres):    | 16.11 Acre(s)         |
| Min Acres Available: | 3 Acre(s)             |
| Max Acres Available: | 16.11 Acre(s)         |
| Sale Price:          | \$2.30/SF - \$2.75/SF |

### Address

|                |               |
|----------------|---------------|
| Country:       | US            |
| State:         | IL            |
| County:        | St. Clair     |
| City:          | Shiloh        |
| Zipcode:       | 62221         |
| Street Number: | 252           |
| Street:        | N Green Mount |
| Street Suffix: | Rd            |

### Property Information

|                |                                      |
|----------------|--------------------------------------|
| Parcel No:     | 09-18.0-302-001 &<br>09-18.0-302-003 |
| Zoning:        | Planned Business and<br>Multi-Family |
| Complex:       | Villages at Wingate                  |
| TIF:           | Yes                                  |
| Survey:        | Yes                                  |
| Tax Year:      | 2024                                 |
| Traffic Count: | 16,600                               |
| Topography:    | Level                                |

### Land Measurements

|                        |               |
|------------------------|---------------|
| Total Acres Available: | 16.11 Acre(s) |
| Min Divisible Acres:   | 3 Acre(s)     |
| Frontage:              | 944 ft        |
| Depth:                 | 891 ft        |

## Utility Information

|                             |                         |
|-----------------------------|-------------------------|
| Water Provider:             | Illinois American Water |
| Water Provider Location:    | On Site                 |
| Sewer Provider:             | Village of Shiloh       |
| Sewer Provider Location:    | On Site                 |
| Gas Provider:               | Ameren IL               |
| Electric Provider:          | Ameren IL               |
| Electric Provider Location: | On Site                 |

## Transportation

|             |                              |
|-------------|------------------------------|
| Interstate: | I-64                         |
| Airport:    | MidAmerica St. Louis Airport |