



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

## Office/Retail Development Site

1062 North Green Mount Road, Shiloh, Illinois 62221  
St. Clair County

**Tony Smallmon**

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### Basic Details

Listing No:	1736
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.88 Acre(s)
Min Acres Available:	2.88 Acre(s)
Max Acres Available:	2.88 Acre(s)
Sale Price:	\$1,100,000
Sale Price Per Sqft:	\$8.76
Sale Price Per Acre:	\$381,944

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62221
Street Number:	1062
Street:	North Green Mount
Street Suffix:	Road

### Property Information

Parcel No:	09-06.0-100-103
Zoning:	PB - Planned Business
Zoning By:	Village of Shiloh
Environmental:	Yes
Archaeological:	Yes
Property Tax:	\$4,770
Tax Year:	2020
Traffic Count:	18,300
Topography:	Flat

### Land Measurements

Total Acres Available:	2.88 Acre(s)
Min Divisible Acres:	2.88 Acre(s)
Acres:	2.88 Acre(s)
Frontage:	188 ft
Depth:	680 ft

## Utility Information

Water Provider:	IL American Water
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

## Transportation

Interstate:	I-64
Airport:	Mid-America