

16.7 Acre Office | Retail Development Site

551 Corporate Center Drive & Air Mobility Drive (IL Route 158), Shiloh, Illinois 62269



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Property Summary

16.7 Acre Office | Retail Development Site

All Utilities are Available at Site

Adjacent to proposed Metro Link Extension

Located at Scott Air Force Base Main Gate;

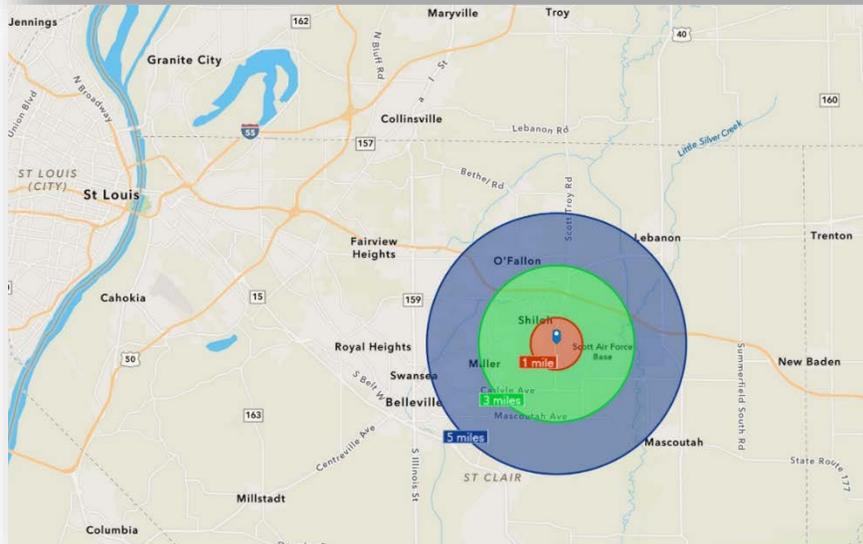
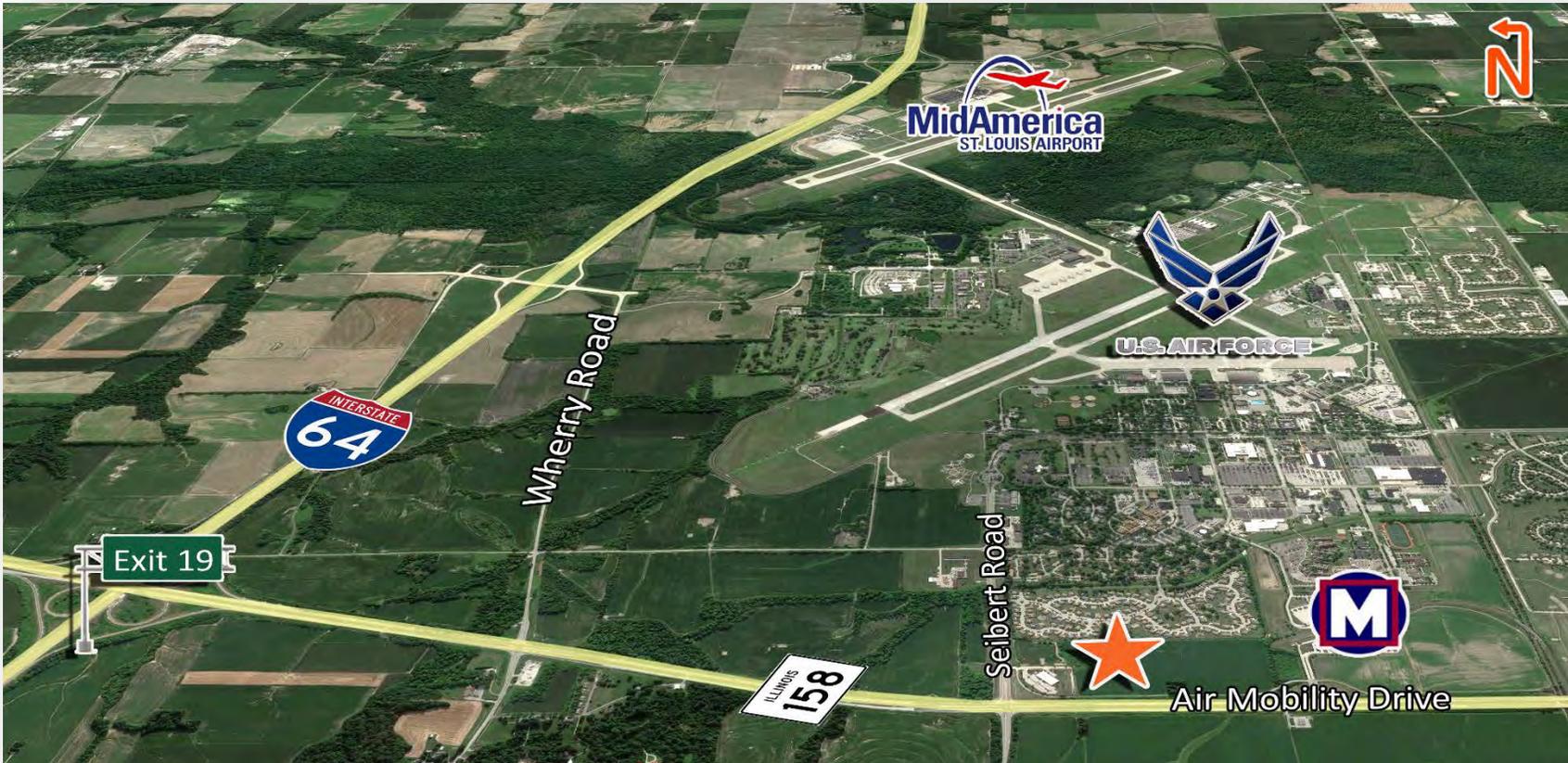
1.5 Miles to I-64, Exit 19

SALE: \$72,500 per Acre

AERIAL AND CONCEPT PLAN



MAPS & DEMOGRAPHICS



DEMOGRAPHICS

- 1 MILE**
 - POPULATION - 5,123
 - HH INCOME - \$77,272
- 3 MILES**
 - POPULATION - 10,223
 - HH INCOME - \$119,158
- 5 MILES**
 - POPULATION - 54,481
 - HH INCOME - \$94,374

Listing No: 1390

Total Acres Available: 16.70

Min Divisible Acres:

Land

LAND MEASUREMENTS:

Acres: 16.70
Frontage: 876 FT
Depth: 709 (Irregular) FT
Subdivide Site: Yes

Office/Retail Dev. Site

TRANSPORTATION :

Interstate: I-64
Rail:
Barge:
Airport: Mid-America Airport

Air Mobility Drive - IL Route 158
551 Corporate Center Drive
Shiloh, IL 62221



SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre: \$72,500
Sale Price/SF:

PROPERTY INFORMATION:

| | | |
|-----------------------------------|-----------------------------|---|
| Parcel No: 09-09.0-400-018 | TIF: No | Property Tax: \$752.00 |
| County: St. Clair | Enterprise Zone: Yes | Tax Year: 2019 |
| Zoning: B-2 Commercial | Survey: No | |
| Zoning By: Shiloh | Environmental: No | Traffic Count: 16,900 (Seibert Rd) |
| Complex: Corporate Center | Archaeological: No | Topography: Level |

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

UTILITY INFORMATION

| | | |
|------------------------------------|-----------------|-------------------------------|
| Water Provider: IL American | Service: | Location: Seibert Road |
| Sewer Provider: Shiloh | Service: | Location: Seibert Road |
| Gas Provider: Ameren | Service: | Location: Seibert Road |
| Electric Provider: Ameren | Service: | Location: Seibert Road |
| Telecom Provider: AT&T | Service: | Location: At Site |

Comments

This Office / Retail Development site is an ideal location for Scott Air Force Base contractors or other regional offices serving Southwestern Illinois. Adjacent to proposed Metro Link extension, 1.5 Miles to I-64, Exit 19.

Listing Broker(s)

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