# BARBERMURPHY CUSHMAN & WAKEFIELD



# 0.69+/- ACRES FOR SALE NE Corner of Hartman Lane & Frank Scott Parkway E



### PROPERTY HIGHLIGHTS

0.69+/- Acre Commercial Lot located in heavy commercial corridor. 200' from the intersection of Frank Scott Parkway and Hartman Lane. Located across/next to new multi-family developments and retail and office properties. All utilities on or adjoining site.

BUILDING SF	N/A
LAND SF	30,056
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNT	33,000 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	6,229
3-MILE (POP.)	53,691
MED. INCOME	\$91,184
SPACE USE	Vacant Ground



### **JEFF SCHEIDEGGER**

Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com

#### **MIKE DURBIN**

**Broker Associate** +1 618-860-8675 miked@barbermurphy.com

#### **JAMES LEWIS**

**Transaction Manager** +1 314-391-2757 James.lewis@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance





# 0.69+/- ACRES FOR SALE NE Corner of Hartman Lane & Frank Scott Parkway E

### **AREA INFORMATION**

Shiloh, IL 62269

The parcel is located just off I-64 (exits 16 & 19) and is on the West side of Scott Air Force Base and only 20 miles from St. Louis, MO.



### **LEGAL INFORMATION**

TAX PARCEL ID	03-36.0-300-037
2023 RE TAXES	\$4030.30
ZONING	B-3 Highway Business

### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER** 

Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com **MIKE DURBIN** 

**Broker Associate** +1 618-860-8675 miked@barbermurphy.com **JAMES LEWIS** 

**Transaction Manager** +1 314-391-2757 James.lewis@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance