

3.48 Acre Commercial Development Site

605 North Green Mount Rd., Shiloh, IL 62221



Google Earth

Image Landsat / Copernicus

BARBERMURPHY

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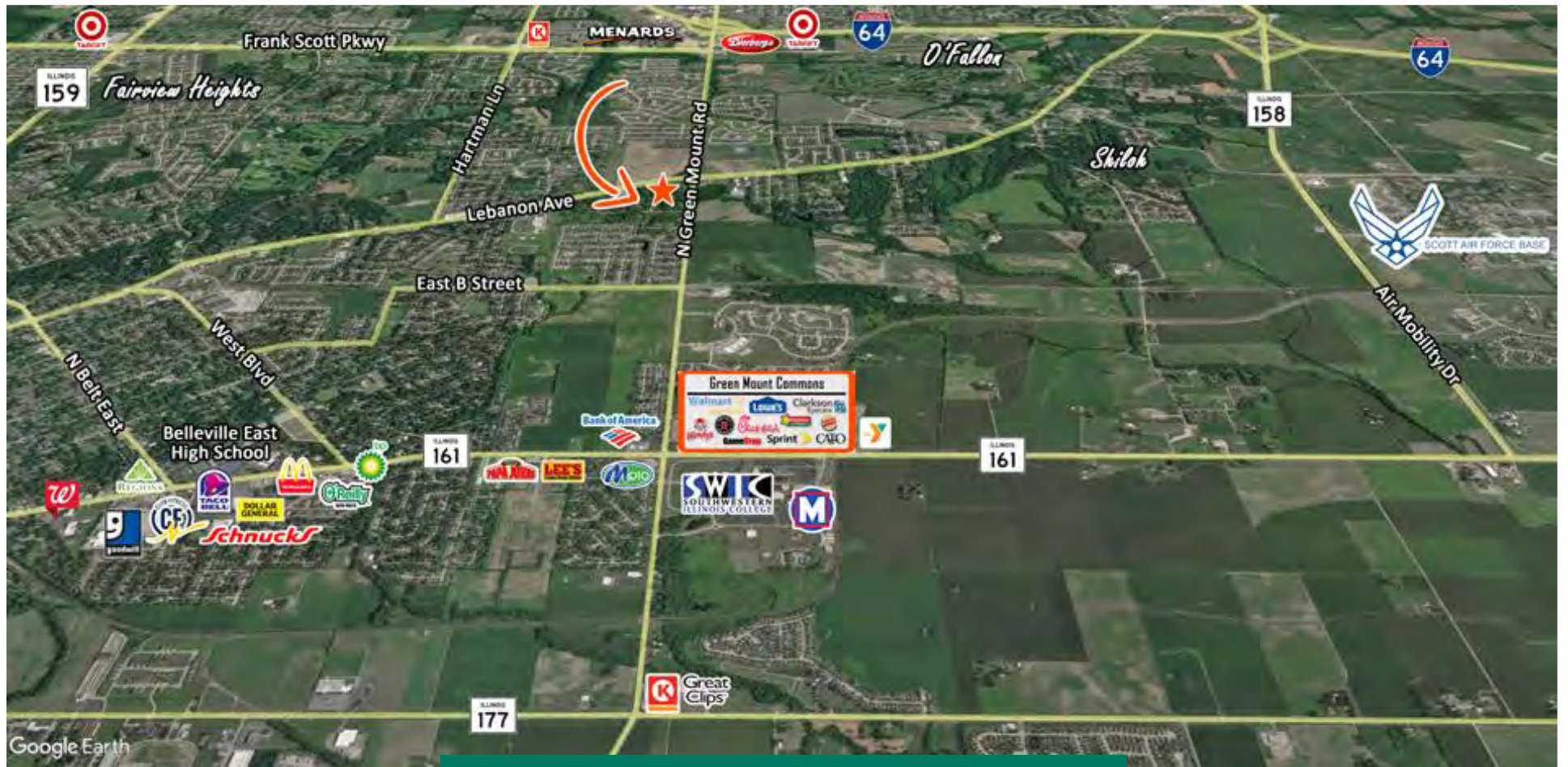
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

- 3.07 to 6.55 Acres at the corner of N. Green Mount Rd. & Lebanon Ave.
- In close proximity to Scott Air Force Base and major retail corridor
- Less than 2 miles from I-64 (exit 16)
- 233' of frontage on N. Green Mount Rd.

SALE PRICE: \$781,747 (\$6.50/SF)

SITE INFORMATION



An additional 3.07 Acres adjoins the property for a total of 6.55 Acres and 600' of frontage.



DEMOGRAPHICS AND MARKET OVERVIEW

Population

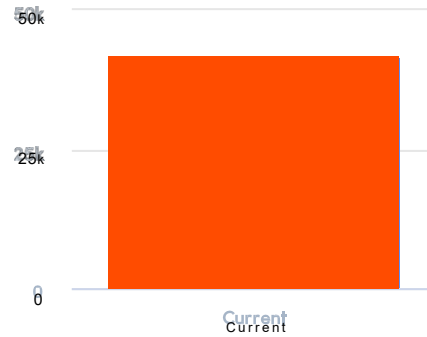
3 Mile Radius

41,765

Total Population

35,420

Workday Population



Population

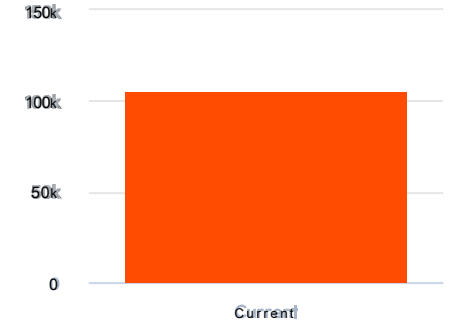
5 Mile Radius

105,419

Total Population

104,030

Workday Population



Household Income

3 Mile Radius

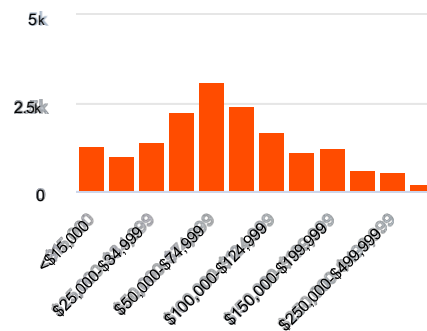
Current Year 5 Year Forecast

\$69.5k

Median Household Income

\$88.7k

Average Household Income



Household Income

5 Mile Radius

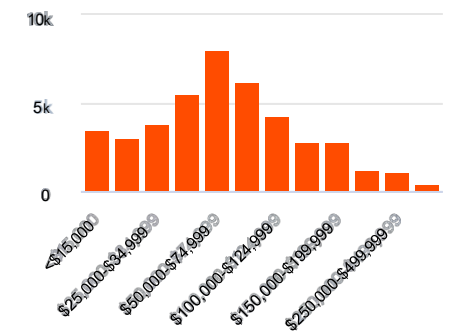
Current Year 5 Year Forecast

\$61.5k

Median Household Income

\$82.3k

Average Household Income



Listing No: 2475**Total Acres Available:** 3.48**Min Divisible Acres:** 3.48**Land**605 N. Green Mount Rd
Shiloh, IL 62221**LAND MEASUREMENTS:****Acres:** 3.48
Frontage: 233 FT
Depth: IRR FT
Subdivide Site: No**SALE INFORMATION:****For Sale:** Yes
Sale Price: \$781,747
Sale Price/Acre: \$224,640
Sale Price/SF: \$6.50**TRANSPORTATION :****Interstate:** I-64
Rail:
Barge:
Airport: St. Louis MidAmerica**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

3.48 to 6.55 Acres of Commercial Development Land at corner of four way light. Close to Scott Air Base, Memorial and St. Elizabeth's Hospitals. 233' of frontage on Green Mount Road with 17,500 ADT. All Utilities on Site.

PROPERTY INFORMATION:**Parcel No:** 08-12.0-401-022
County: St. Clair
Zoning: Country Estates
Zoning By: Village of Shiloh
Complex:
TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$5,510.00
Tax Year: 2021
Traffic Count: 17,500
Topography: Flat to Sloped**UTILITY INFORMATION****Water Provider:** Illinois American Water
Sewer Provider: St. Clair Township
Gas Provider: Ameren
Electric Provider: Ameren
Telecom Provider: Spectrum - ATT Fiber
Service: **Location:**
Service: **Location:** On North Green Mount Rd
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Service: **Location:** On North Green Mount Rd**Listing Broker(s)**Tony Smallmon
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