

3.48 ACRE COMMERCIAL DEVELOPMENT SITE

605 N Green Mount Rd., Shiloh, IL 62221



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com

Cathy Hamilton
Broker Associate
Office: (618) 277-4400 (Ext. 21)
Cell: (618) 980-2284
cathyh@barbermurphy.com



AREA MAP

605 N Green Mount Rd., Shiloh, IL 62221



LOCATION OVERVIEW

- 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)**

ADDITIONAL LAND

605 N Green Mount Rd., Shiloh, IL 62221



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

LAND PROPERTY SUMMARY

605 N. GREEN MOUNT RD

LISTING # 2475

LOCATION DETAILS:

Parcel #: 08-12.0-401-022
County: IL - St. Clair
Zoning: Country Estates - Village of S

PROPERTY OVERVIEW:

Lot Size: 3.48 Acres
Min Divisible Acres: 3.48
Frontage: 233
Depth: IRR
Topography: Flat to Sloped
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: St. Louis Mid America

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 17,500
Taxes: \$5,622.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$781,747
Price / Acre: \$224,640
\$/SF (Land): \$5.16

UTILITY INFO:

Water Provider: Illinois American Water
Sewer Provider: St. Clair Township
Sewer Location: On N Green Mount
Gas Provider: Ameren IL
Gas Location: On North Green Mount Rd
Electric Provider: Ameren IL
Electric Location: On North Green Mount Rd

PROPERTY DESCRIPTION:

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.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

TONY SMALLMON
Broker Associate
O: (618) 277-4400
C: (618) 407-4240
tonys@barbermurphy.com

CATHY HAMILTON
Broker Associate
O: (618) 277-4400
C: (618) 980-2284
cathyh@barbermurphy.com