

3.07 Acre Commercial Development Site

589 North Green Mount Rd., Shiloh, IL 62221



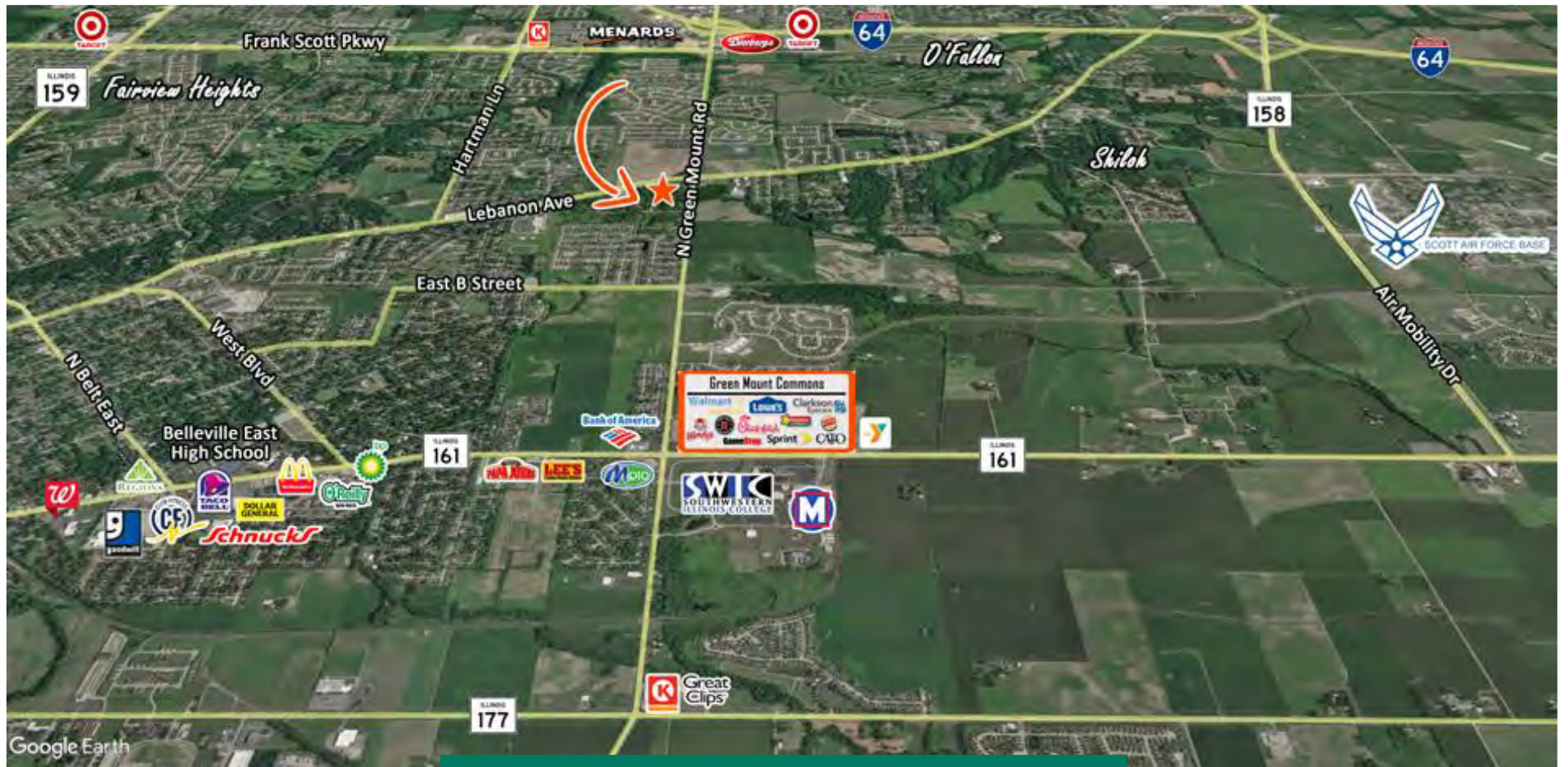
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PROPERTY SUMMARY

- 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)
- 367' of frontage on N. Green Mount Rd.

SALE PRICE: \$922,731 (\$6.90/SF)

AREA MAP



An additional 3.48 Acres adjoins the property for a total of 6.55 Acres and 600' of frontage.



DEMOGRAPHICS AND MARKET OVERVIEW

Population

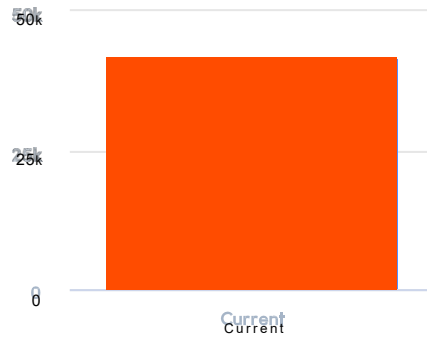
3 Mile Radius

41,765

Total Population

35,420

Workday Population



Population

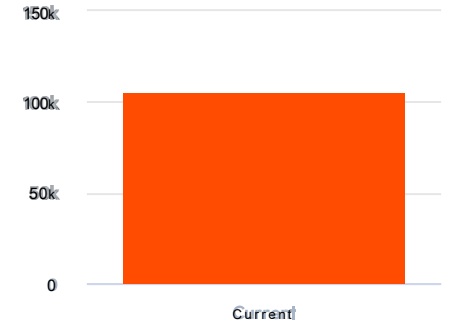
5 Mile Radius

105,419

Total Population

104,030

Workday Population



Household Income

3 Mile Radius

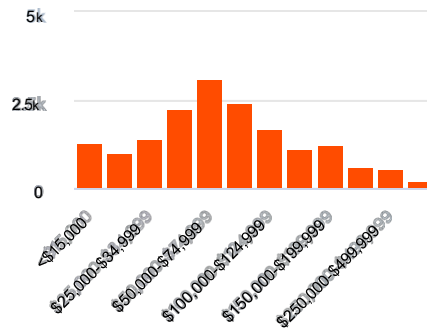
Current Year 5 Year Forecast

\$69.5k

Median Household Income

\$88.7k

Average Household Income



Household Income

5 Mile Radius

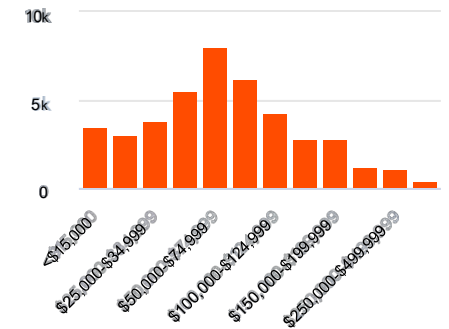
Current Year 5 Year Forecast

\$61.5k

Median Household Income

\$82.3k

Average Household Income



Listing No: 2608**Total Acres Available:** 3.07**Min Divisible Acres:** 3.07**Land**589 N. Green Mount Rd
Shiloh, IL 62221**LAND MEASUREMENTS:****Acres:** 3.07**Frontage:** 367 FT**Depth:** IRR FT**Subdivide Site:** No**SALE INFORMATION:****For Sale:** Yes**Sale Price:** \$922,731**Sale Price/Acre:** \$300,564**Sale Price/SF:** \$6.90**TRANSPORTATION :****Interstate:** I-64**Rail:****Barge:****Airport:** St. Louis MidAmerica**LEASE INFORMATION:****For Lease:** No**Lease Rate:****Lease Term:****PROPERTY INFORMATION:****Parcel No:** 08-12.0-401-027**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:** \$3,358.00**Tax Year:** 2021**Traffic Count:** 17,500**Topography:** Flat to Sloped**Comments**

3.07 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.

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**Service:** **Location:** On North Green Mount Rd**Service:** **Location:** On North Green Mount Rd**Service:** **Location:** On North Green Mount Rd**Listing Broker(s)**Tony Smallmon
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