

3.07 ACRE COMMERCIAL DEVELOPMENT SITE

589 N Green Mount Rd., Shiloh, IL 62221



BARBERMURPHY

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AREA MAP

589 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)
- 367' of frontage on N. Green Mount Rd
- **Sale Price: \$922,731 (\$6.90/SF)**

ADDITIONAL LAND

589 N Green Mount Rd., Shiloh, IL 62221



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

LAND PROPERTY SUMMARY

589 N. GREEN MOUNT RD

LISTING # 2608

LOCATION DETAILS:

Parcel #: 08-12.0-401-027
County: IL - St. Clair
Zoning: Country Estates - Village of S

PROPERTY OVERVIEW:

Lot Size: 3.07 Acres
Min Divisible Acres: 3.07
Frontage: 367
Depth: IRR
Topography: Flat to Sloped
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

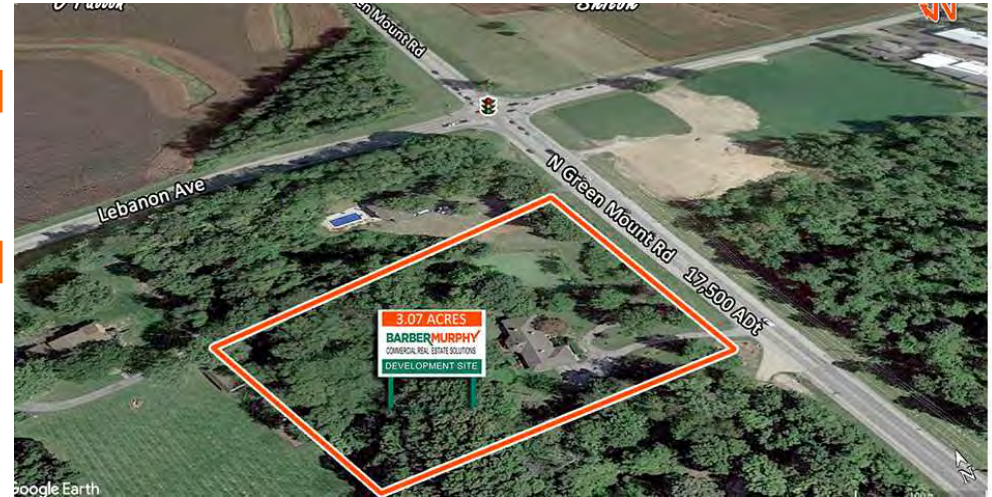
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 17500
Taxes: \$3,436.44
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$922,731
Price / Acre: \$300,564
\$/SF (Land): \$6.90

UTILITY INFO:

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

PROPERTY DESCRIPTION:

3.07 to 6.55 Acres of Commercial Development Land at the corner of a four-way light. 233' of frontage on Green Mount Road with 17,500 average daily traffic. All utilities are on site.
An additional 3.48 Acres adjoins the property for a total of 6.55 Acres and 600' of frontage
Sale Price for 3.07 Acres: \$922,731 (\$6.50/SF)

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