

1.0 ACRE INVESTMENT PROPERTY

121 South Main St., Shiloh, IL 62269



PRE-APPROVED COMMERCIAL BUILDING PLANS

Reduced Sale Price: \$499,000

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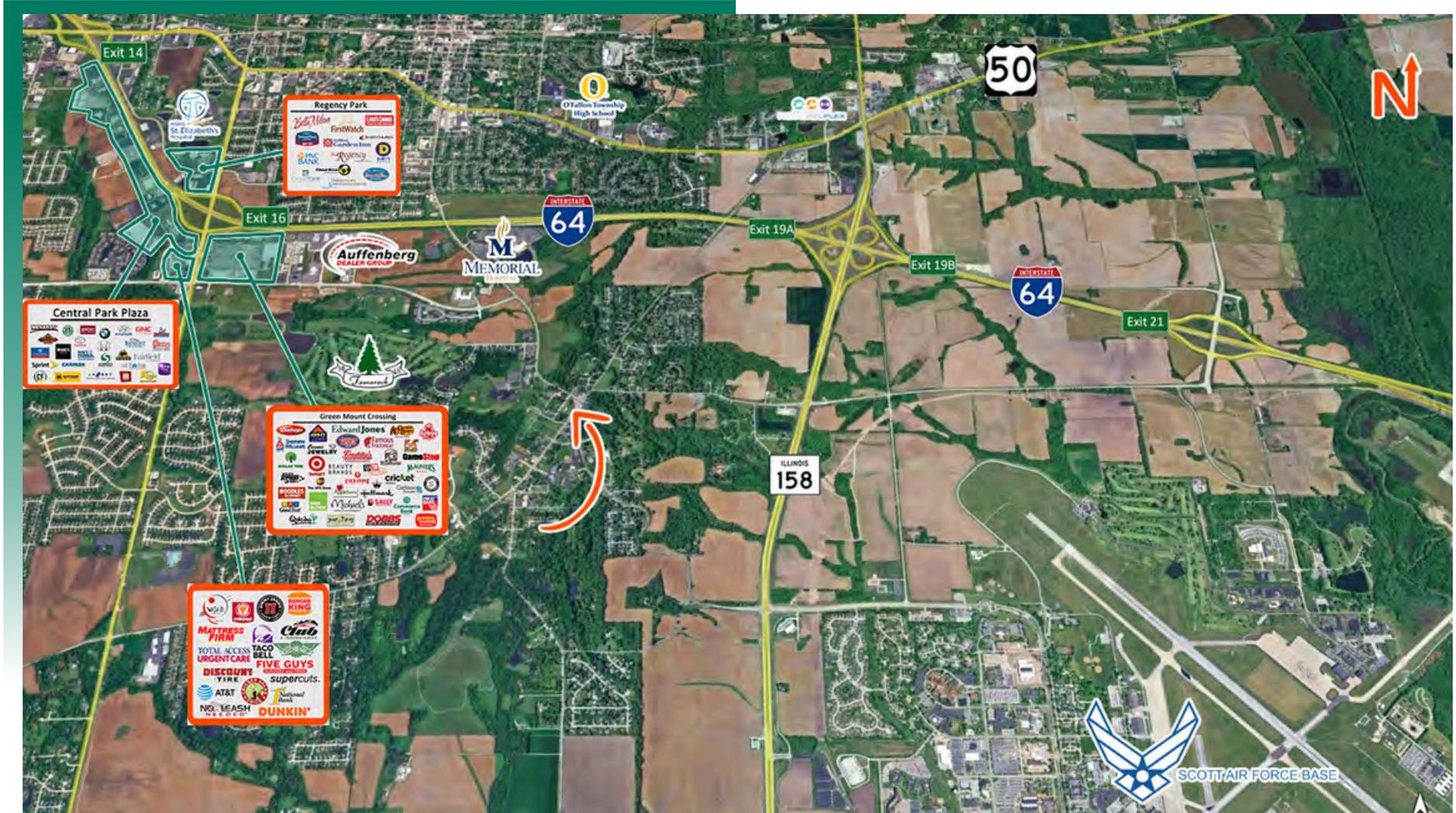
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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



AREA MAP

121 S Main St., Shiloh, IL 62269

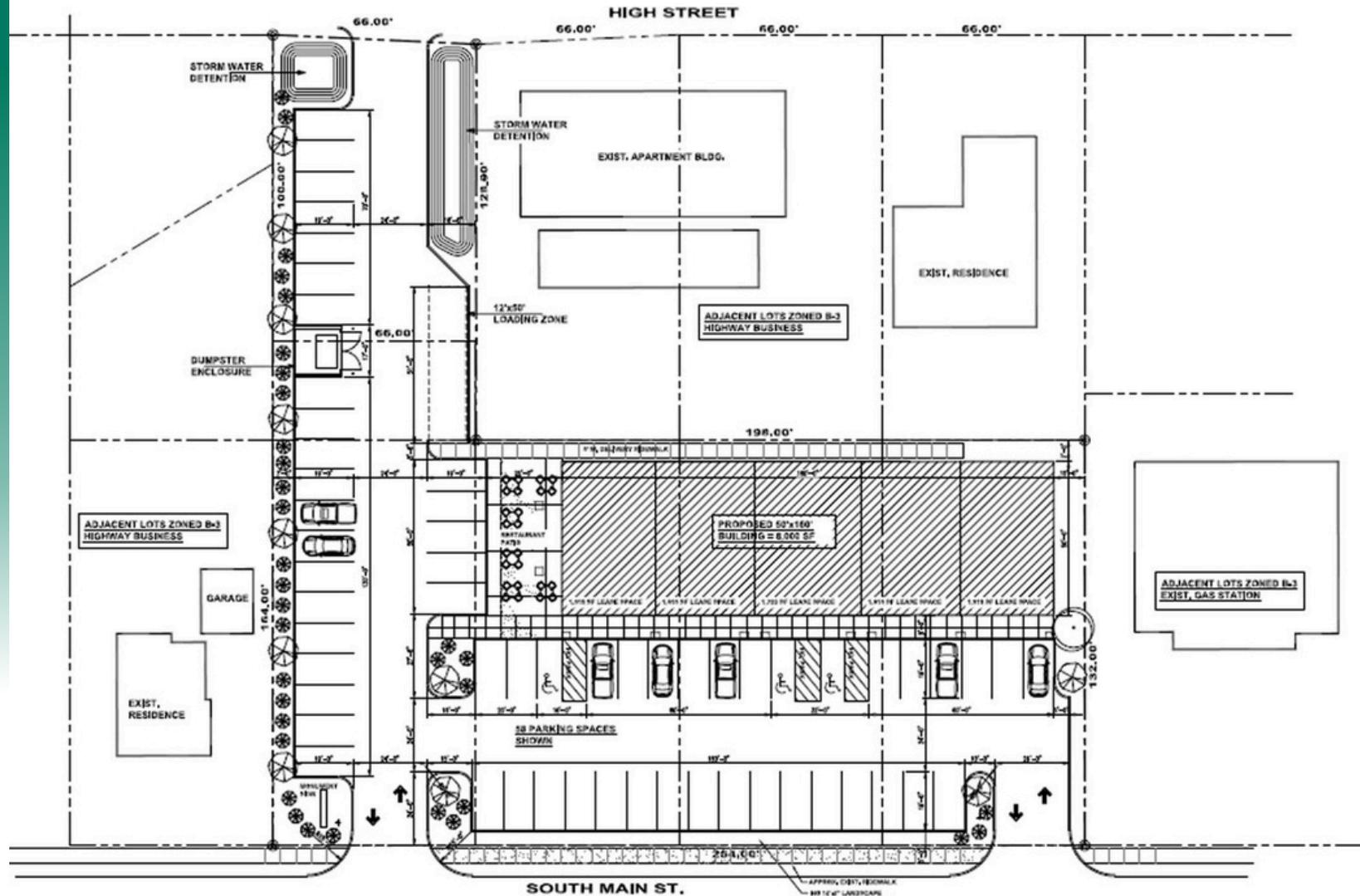


LOCATION OVERVIEW

Strategically positioned near the signalized intersection of Cross Street and Main Street, the site benefits from strong visibility and approximately 10,100 vehicles per day along Main Street. The location places users within minutes of Memorial Hospital, Siteman Cancer Center, Scott Air Force Base, and the surrounding Shiloh retail districts, providing built-in daytime population and continued area growth.

PROPOSED SITE PLAN

121 S Main St., Shiloh, IL 62269



PROPOSED STRIP MALL SITE PLAN

SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"

SOUTH MAIN STREET, VILLAGE OF SHILOH
FOR SHILOH VKV, LLC

LAND PROPERTY SUMMARY

121 SOUTH MAIN ST

LISTING # 2177

LOCATION DETAILS:

Parcel #: 09-05.0-403-044/045
County: IL - St. Clair
Zoning: Highway Business - Village of Shiloh

PROPERTY OVERVIEW:

Lot Size: 1.0 Acres
Min Divisible Acres: 1
Max Contig Acres: 1
Frontage: 264
Depth: 147
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,100
Taxes: \$2,168.00
Tax Year: 2024



SALE INFORMATION:

REDUCED Sale Price: \$499,000
\$/SF (Land): \$11.46

UTILITY INFO:

Water Provider: Illinois American Water
Sewer Provider: City Served
Gas Provider: Ameren IL
Electric Provider: Ameren IL

PROPERTY DESCRIPTION:

Exceptional commercial development opportunity at 121 South Main Street in Shiloh, Illinois, offering a fully improved one-acre site in one of the Metro East's fastest-growing commercial corridors. Comprised of two parcels and zoned Highway Business, the property features pre-approved strip center plans by the Village of Shiloh, significantly reducing entitlement timelines and accelerating development potential. All major utilities are available on site, and the flat topography supports efficient construction for retail, medical, office, restaurant, or service-oriented development. Ownership will also consider a build-to-suit opportunity.

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