

1.0 ACRE INVESTMENT PROPERTY

121 South Main St., Shiloh, IL 62269



PRE-APPROVED COMMERCIAL BUILDING PLANS

Reduced Sale Price: \$450,000

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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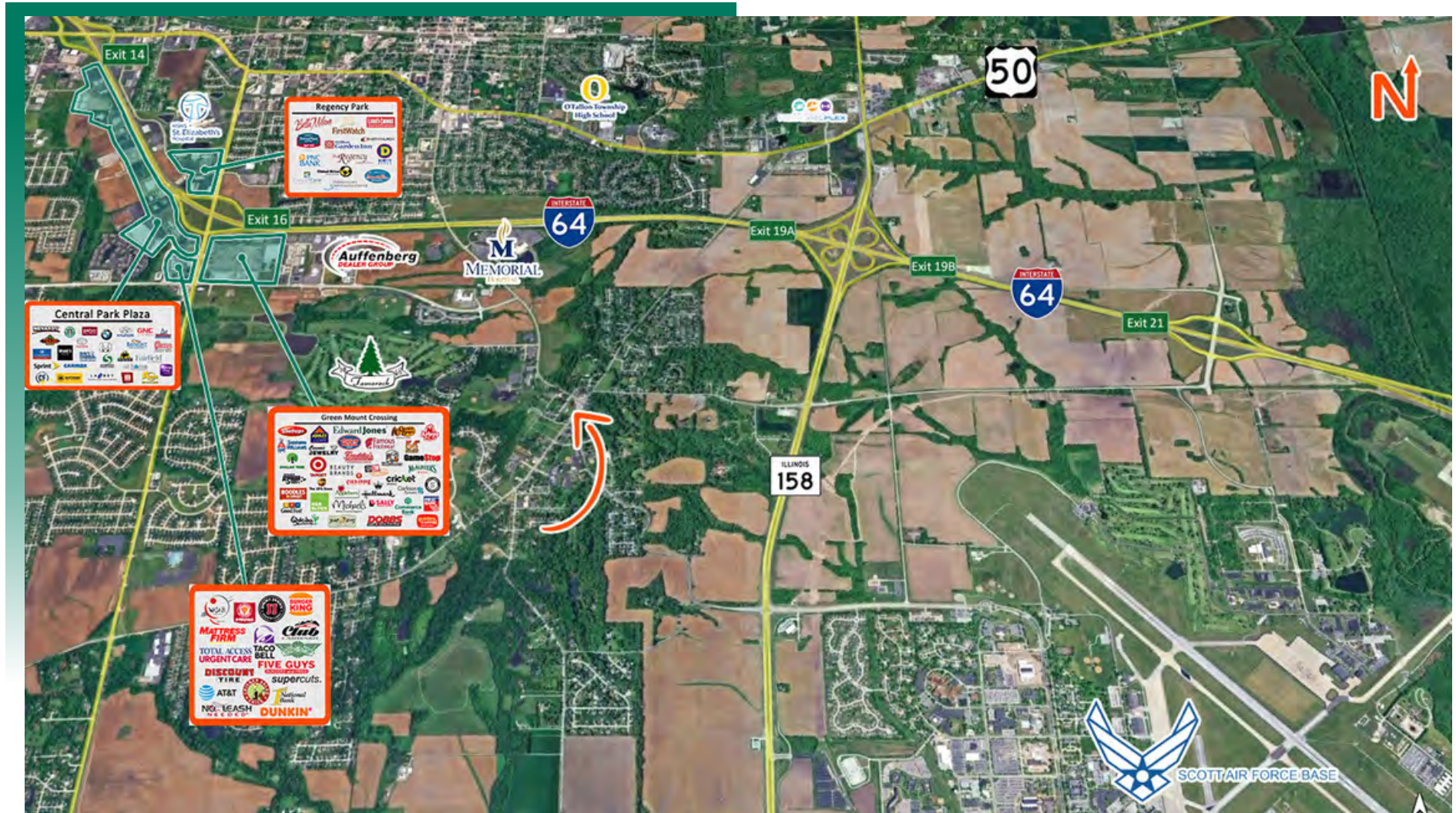
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

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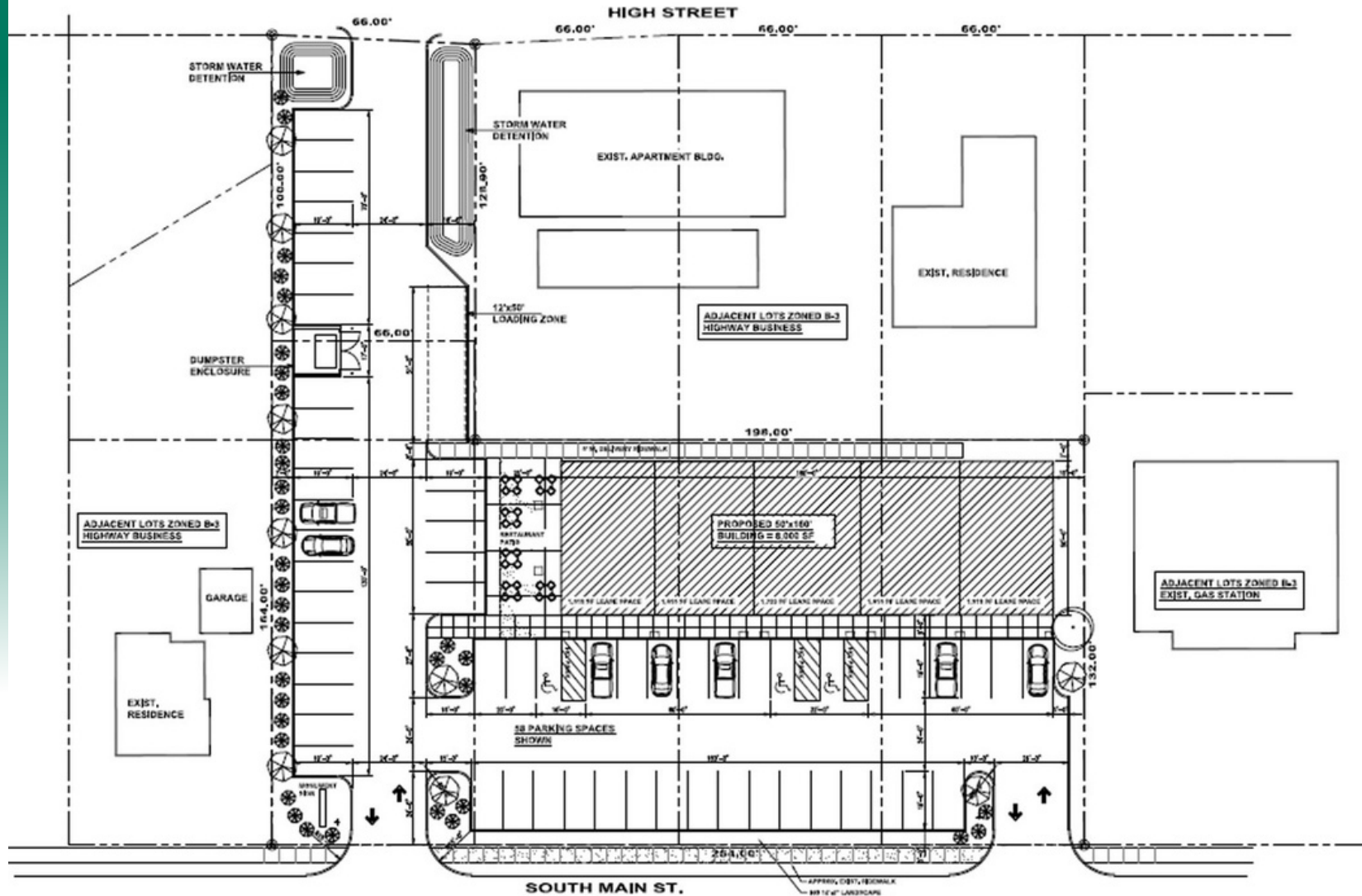


LOCATION OVERVIEW

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"



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: \$2,356.00
Tax Year: 2025



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

Rare opportunity to acquire an improved one-acre site in downtown Shiloh, Illinois — one of the Metro East's fastest-growing commercial corridors. Positioned near the signalized intersection of Main and Cross Streets with approximately 10,100 vehicles per day of visibility, the site sits minutes from Memorial Hospital, Siteman Cancer Center, Scott Air Force Base, and Shiloh's core retail districts, ensuring strong daytime traffic and long-term demand drivers.

Comprised of two parcels zoned Highway Business, the property includes pre-approved commercial building plans through the Village of Shiloh — meaningfully shortening entitlement timelines for a buyer. All major utilities are available on site, and flat topography supports efficient construction for retail, medical, office, restaurant, or service-oriented uses. Ownership will also consider a build-to-suit opportunity.

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