

# 1.92 ACRE CORNER DEVELOPMENT SITE FOR SALE

847 N Green Mount Rd., Shiloh, IL 62221



**SALE PRICE: \$530,000**

**BARBERMURPHY**

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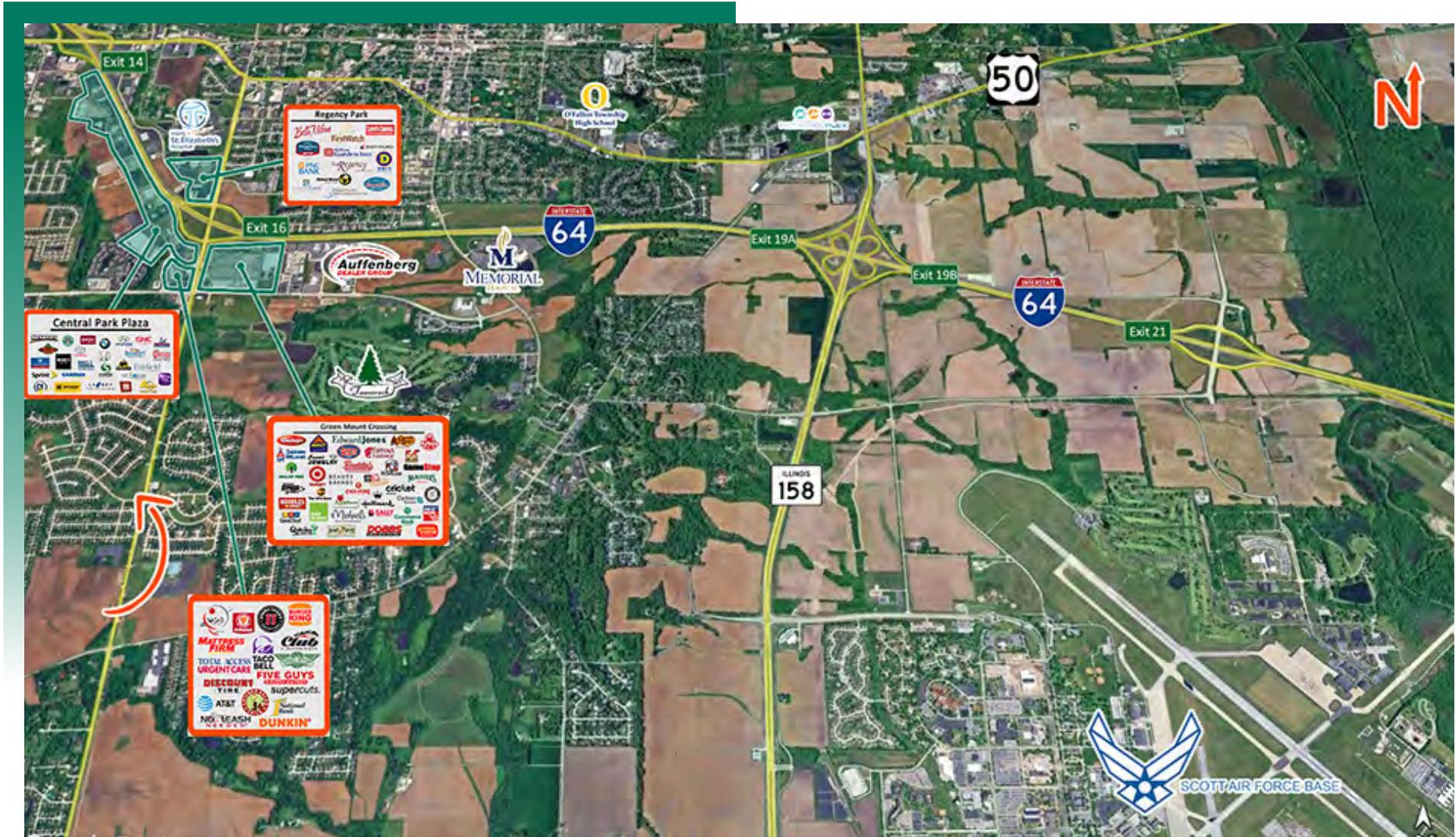
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# AREA MAP

847 N Green Mount Rd., Shiloh, IL 62221



## LOCATION OVERVIEW

Located near Dierberg's, Target and Shiloh's newly developed retail district off of Green Mount Rd and I-64. Short distance from the New Memorial and St. Elizabeth's (2017) Hospitals. Less than 1 Mile to I-64, Exit 16.



# LAND PROPERTY SUMMARY

847 N GREEN MOUNT RD

**LISTING #** 2774

## LOCATION DETAILS:

**Parcel #:** 08-01.0-407-107  
**County:** IL - St. Clair  
**Zoning:** B-1 Neighborhood Community

## PROPERTY OVERVIEW:

**Lot Size:** 1.92 Acres  
**Min Divisible Acres:** 1.92  
**Max Contig Acres:** 1.92  
**Frontage:** 273'  
**Depth:** 272'  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

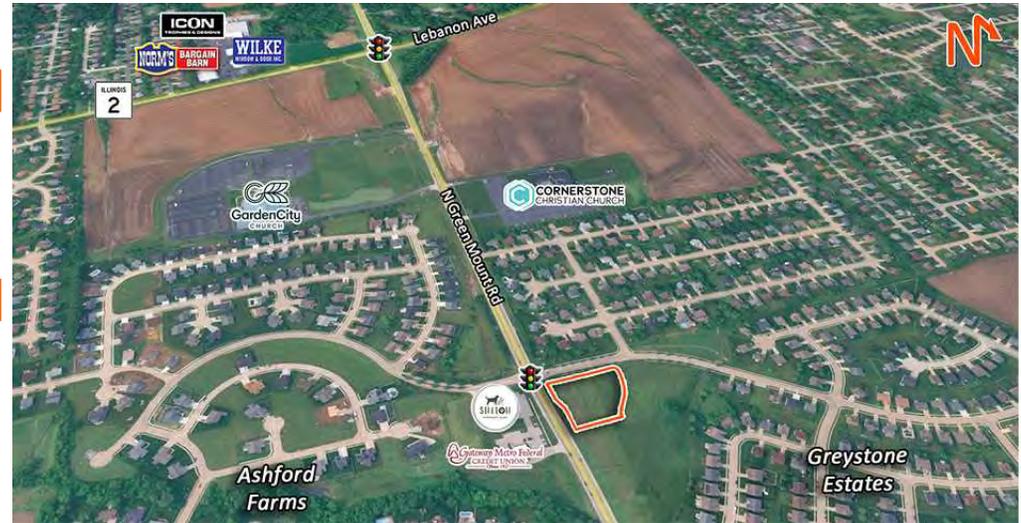
**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-64  
**Airport Access:** STL

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 19,200  
**Taxes:** \$3,332.88



## SALE INFORMATION:

**Sale Price:** \$530,000  
**Price / Acre:** \$276,042  
**\$/SF (Land):** \$6.34

## UTILITY INFO:

**Water Provider:** American Illinois Water  
**Water Location:** On Site  
**Sewer Provider:** Caseyville Township  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

High Profile 1.92 Acre Neighborhood Development Site on Green Mount Road. 273 ft frontage at lighted entrance to Greystone Estates (hard corner). 19,200 ADT. All utilities on site.