

1.92 ACRE CORNER DEVELOPMENT SITE FOR SALE

847 N Green Mount Rd., Shiloh, IL 62221



REDUCED SALE PRICE: \$500,000

BARBERMURPHY
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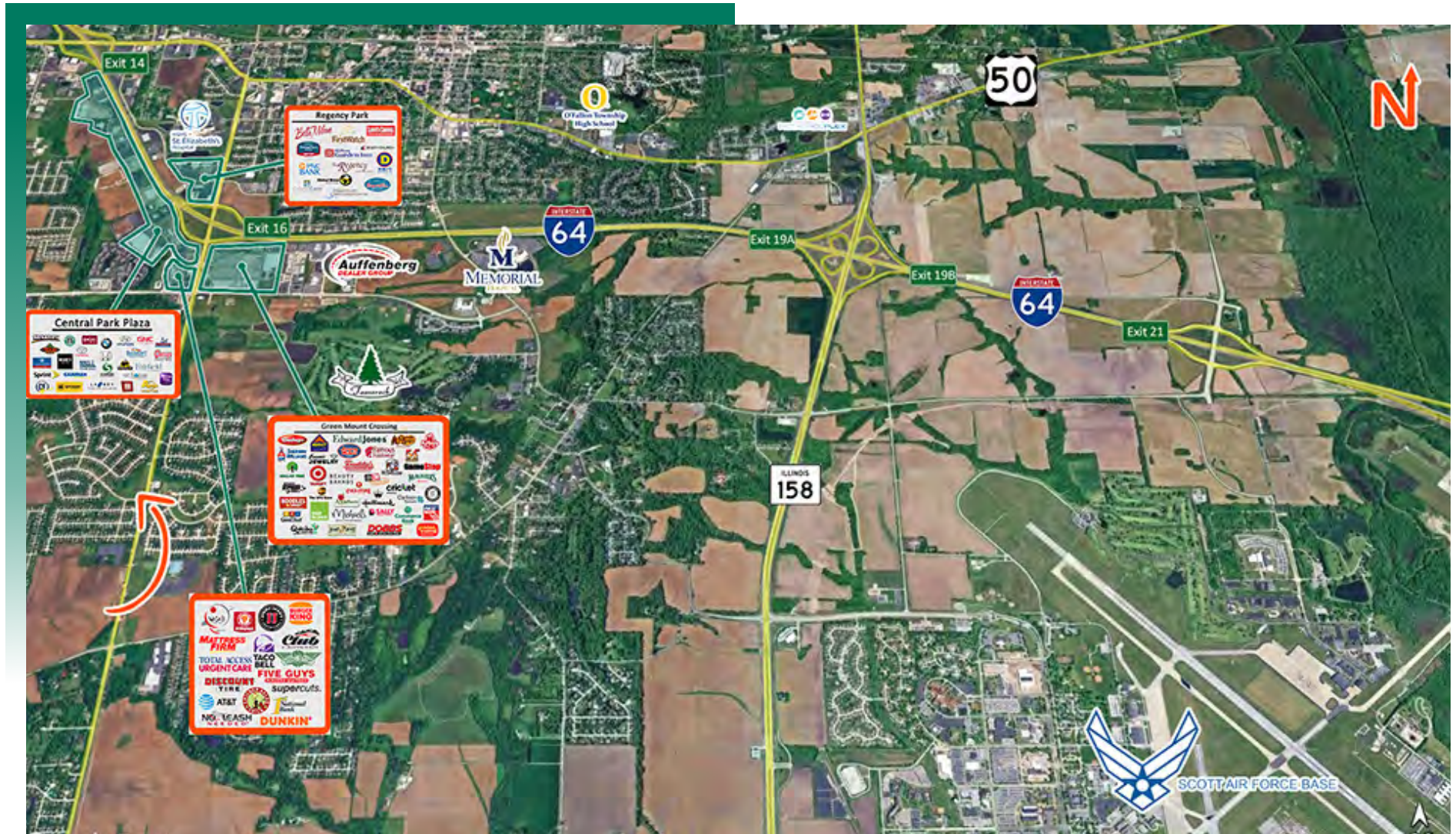
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AREA MAP

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.

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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:

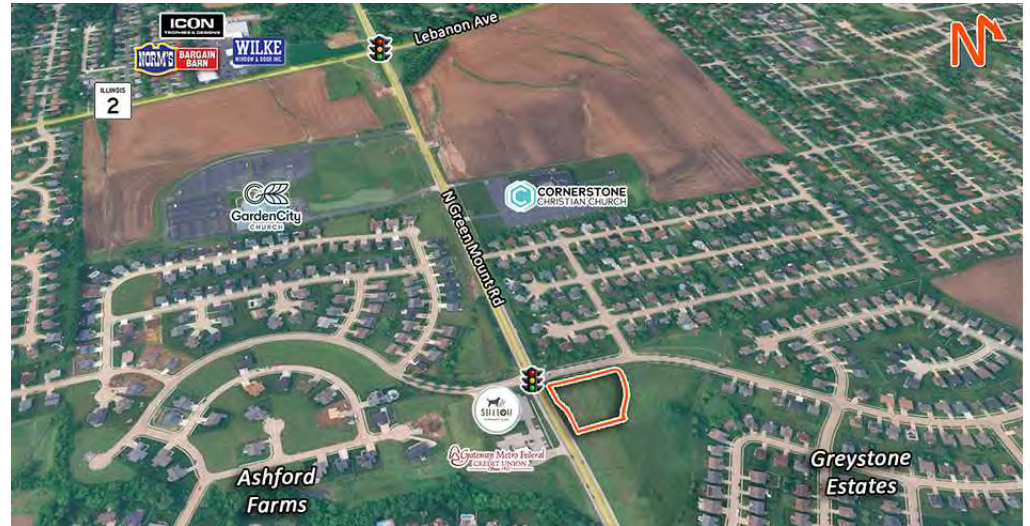
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: STL

DEMOGRAPHICS/FINANCIAL INFO:

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



SALE INFORMATION:

Sale Price: \$500,000
Price / Acre: \$260,417
\$/SF (Land): \$5.98

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.