

“The pictures and renderings are of possible design options only and are not intended to represent a comprehensive or approved use or design.”

PROPOSED

250-310 UNIT COMPLEX

SUBURBAN ST. LOUIS DEVELOPMENT OPPORTUNITY

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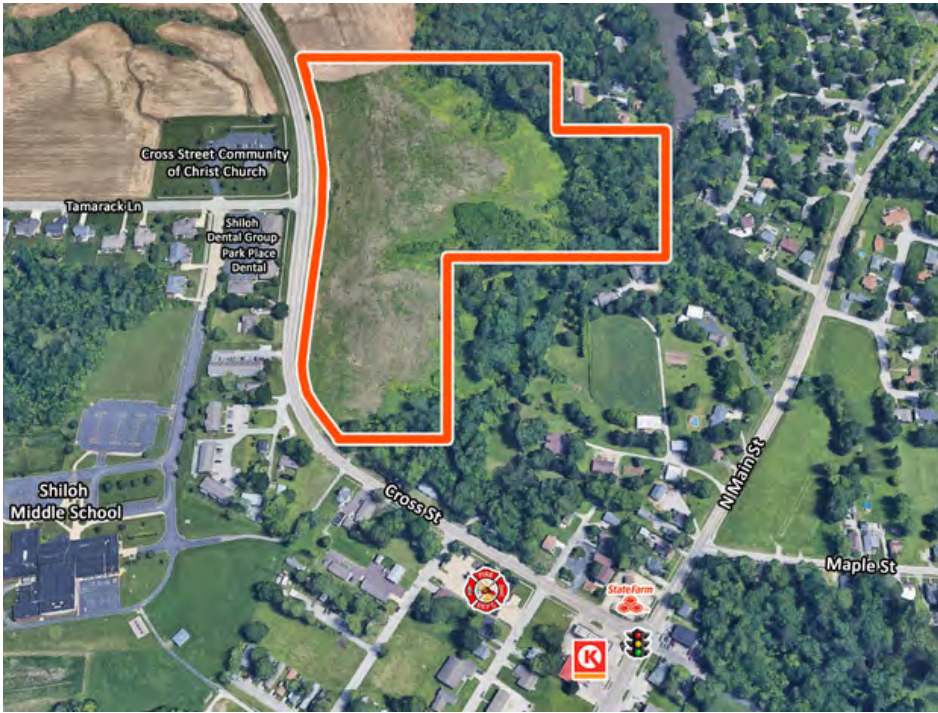
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

SITE PLAN

1698 Cross St., Shiloh, IL 62269



26.33 ACRE MULTI-FAMILY DEVELOPMENT SITE



CAPABLE OF 250 TO 310 UNITS

ELEVATIONS

1698 Cross St., Shiloh, IL 62269



FRONT ELEVATION

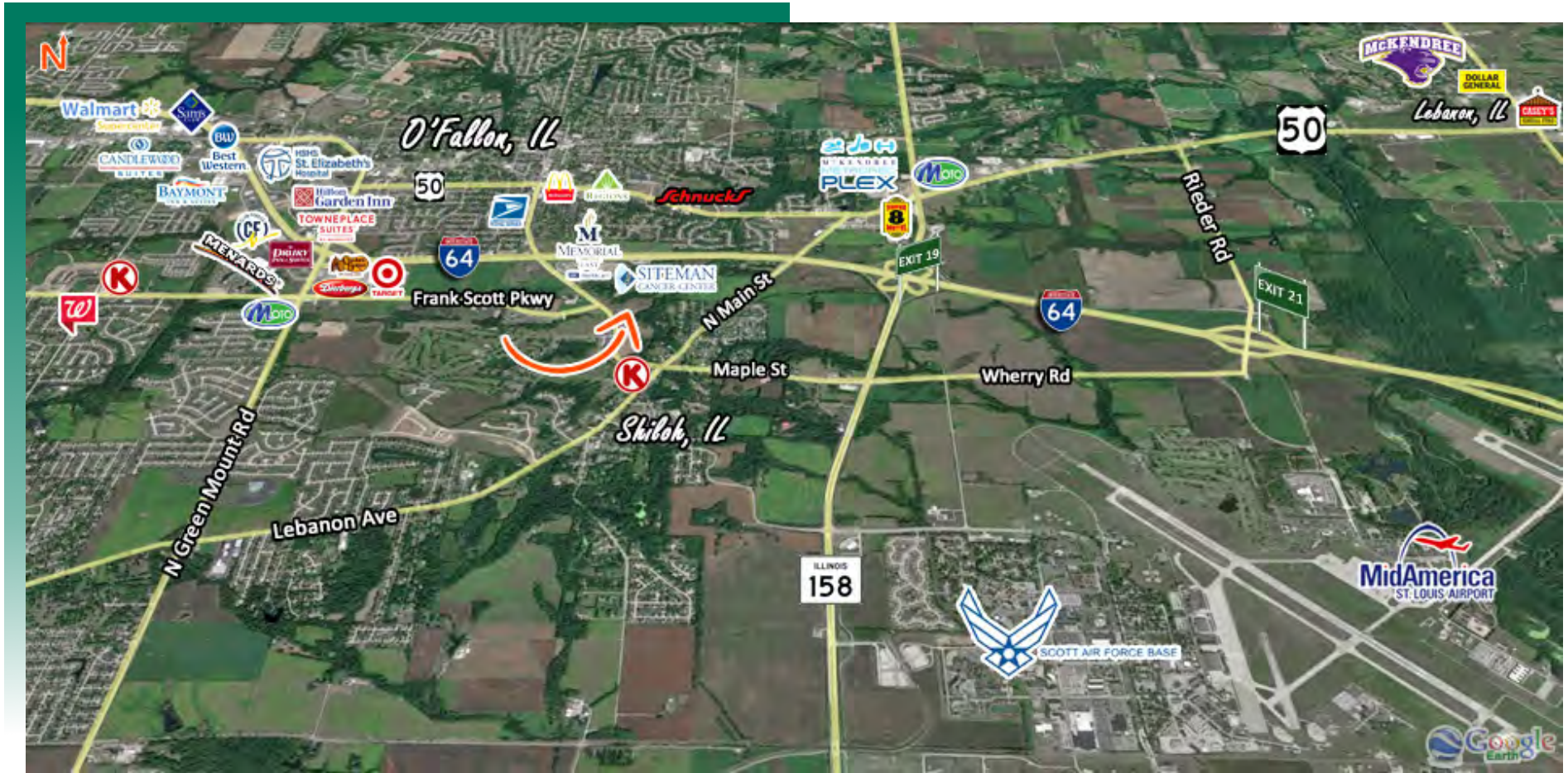


RIGHT ELEVATION

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AREA MAP

1698 Cross St., Shiloh, IL 62269



LOCATION OVERVIEW

The Project is located adjacent to the intersection of Cross Street and Frank Scott Parkway which both serve as major access roads connecting the development to the region's robust hospital district, logistics centers, retail and hospitality centers, schools, and Scott Air Force Base ("SAFB") which is the region's largest employer.

DEMOGRAPHICS & AREA OVERVIEW

1698 Cross St., Shiloh, IL 62269

AREA OVERVIEW

Project is located in the eastern suburbs of St. Louis. The area has a population of approx. 200,000 residents, 3.3 million square feet of 97.0% occupied logistics space, 35 hotels combining to offer 2,703 rooms, over 6.5 million square feet of office space, and 9 mega strip centers representing more than 2.3 million square feet of retail space.

Major high paying employers in the region include Scott Air Force Base, BJC Memorial Hospital East, HSHS St. Elizabeth's Hospital and Southwestern Illinois College all of which are within 5 miles of the Project.

The four largest employers in St. Clair County, employing 17,900 individuals, are all located within 5 miles of the Project site. These employers represent high-paying careers within the federal government, healthcare and higher education sectors and include SAFB, BJC Memorial Hospital, HSHS St. Elizabeth's Hospital and Southwestern Illinois College.

Additionally, the region is home to thriving logistics, healthcare, retail and hospitality sectors.

DEMOGRAPHICS

3 Mile Radius



Population
36,892



Households
14,984



Avg. Household
Income
\$78,241

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LAND PROPERTY SUMMARY

1698 Cross St., Shiloh, IL 62269

#2856

SALE INFORMATION:

Sale Price: \$2,860,000
Sale Price/Acre: \$108,621
Sale Price/SF: \$2.49

LAND MEASUREMENTS:

Acres: 26.33 AC
Total Acres Available: 26.33 AC
Min Divisible Available: 26.33 AC
Frontage: 1,500 FT
Depth: IRR FT
Subdivide Site: No

PROPERTY INFORMATION:

Parcel No: 09-05-0-207-005
County: St. Clair
Zoning: MF
Prior Use:
Traffic Count: 10,300
TIF: No
ENTERPRISE Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$447
Tax Year: 2022
Topography: Gently Sloping



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UTILITY INFORMATION:

Water Provider: IL American
Location: To Curb
Sewer Provider: IL American
Location: To Curb
Gas Provider: Ameren IL
Location: On Site
Electric Provider: Ameren IL
Location: On Site
Telecom Provider: Charter/Spectrum
Location:

TRANSPORTATION:

Interstate: I-64
Airport: St. Louis MidAmerica

COMMENTS:

- Large 26.33 acre site
- Capable of 250 to 310 units
- Extensive engineering reports available (TWM)
- No coal undermining



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