



**PROPOSED**

**250-310 UNIT COMPLEX**

**SUBURBAN ST. LOUIS DEVELOPMENT OPPORTUNITY**

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# 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

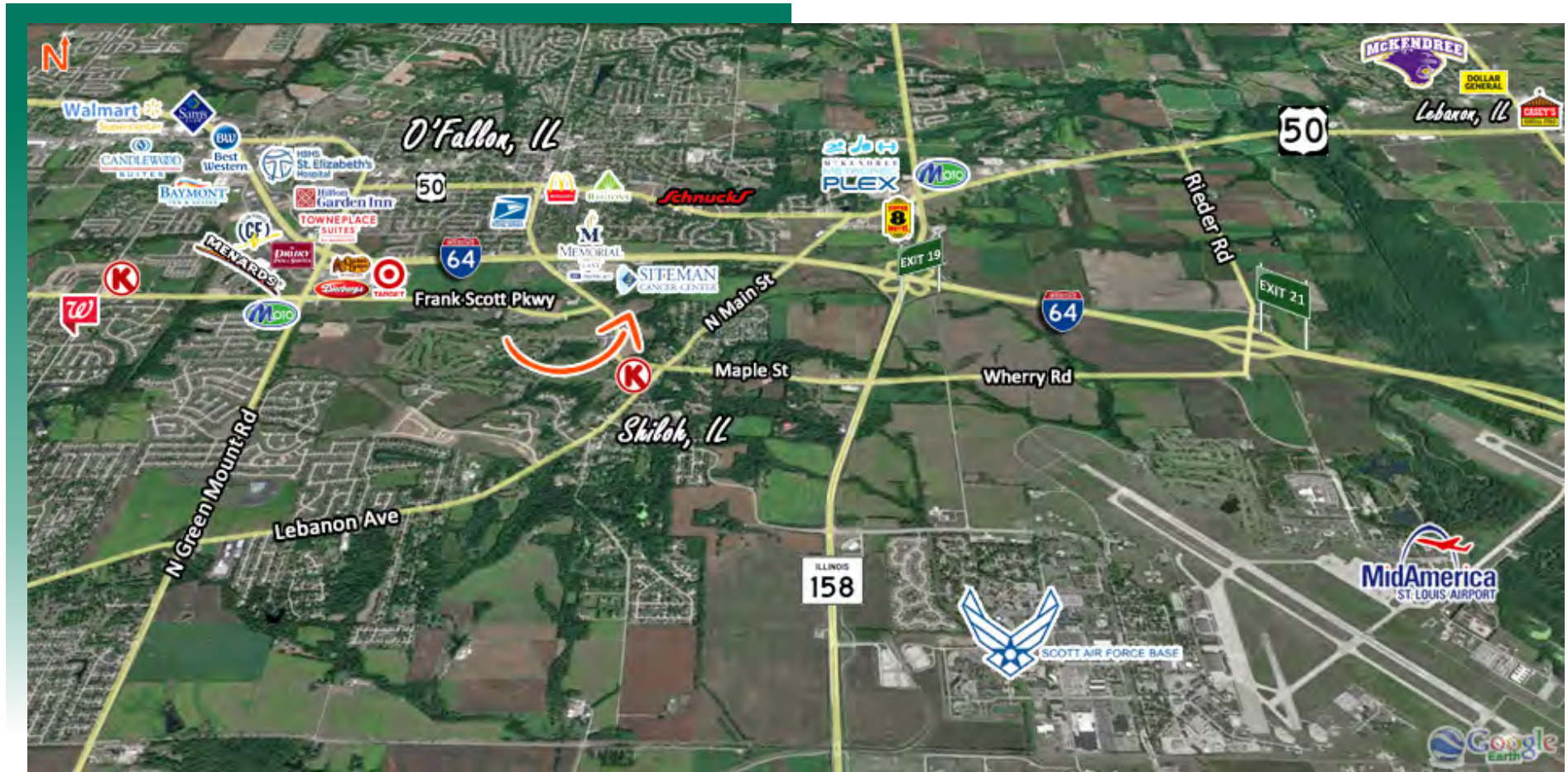


RIGHT ELEVATION

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

## 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

**LISTING #** 2856

## LOCATION DETAILS:

Parcel #: 09-05-0-207-005  
County: IL - St. Clair  
Zoning: MF

## PROPERTY OVERVIEW:

Lot Size: 26.33 Acres  
Min Divisible Acres: 26.33  
Max Contig Acres: 26.33  
Frontage: 1,500'  
Depth: IRR  
Topography: Gently Sloping  
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

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,300  
Taxes: \$492.00  
Tax Year: 2023



## SALE INFORMATION:

Sale Price: \$2,710,000  
Price / Acre: \$102,924  
\$/SF (Land): \$2.36

## UTILITY INFO:

Water Provider: Illinois American Water  
Water Location: Near Site  
Sewer Provider: Illinois American  
Sewer Location: Near Site  
Gas Provider: Ameren IL  
Gas Location: On Site  
Electric Provider: Ameren IL  
Electric Location: On Site

## PROPERTY DESCRIPTION:

26.33 Acres for sale. MF zoning in place. Superb Location. Great schools. No coal undermining. Capable of 250 to 310 units. Extensive engineering reports available (TWM).



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