

# THE VILLAGES AT WINGATE - COMMERCIAL LOTS FOR SALE

N. Green Mount Rd., Shiloh, IL 62221



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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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.





## AVAILABILITY

LOT	ACREAGE	FRONTAGE
9	4.83	N/A
2 & 11	4.04	272'

## DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Total Population	42,997	101,374	144,703
Total Households	18,960	46,181	64,528
Income	3 Miles	5 Miles	7 Miles
Average Household Income	\$62,536	\$61,276	\$64,013

COMPANY/BUSINESS	# OF EMPLOYEES	DISTANCE
Scott Air Force Base	17,000	5 Miles
Southwestern Illinois College	13,000 Students	0.5 Miles
HSBS St. Elizabeth's Hospital	1,000	3.5
Memorial Hospital East	450+	4

# AREA MAP

N Green Mount Rd., Shiloh, IL



## LOCATION OVERVIEW

- Up to 8.87+/- Acres – Will Divide
- Minutes from the Area's Largest Employers, including Scott Air Force Base
- Nearly 150,000 people within a 15-minute drive
- Wingate Subdivision has 268 Home Sites
- Join the Imagination Station, Domino's Pizza, & Scooter's Coffee

**SALE PRICE: STARTING AT \$1.19/ SF**



# LAND PROPERTY SUMMARY

## WINGATE BLVD

**LISTING #** 600

### LOCATION DETAILS:

**Parcel #:** 09-18.0-303-004  
**County:** IL - St. Clair  
**Zoning:** PB - Shiloh

### PROPERTY OVERVIEW:

**Lot Size:** 4.04 Acres  
**Min Divisible Acres:** 4.04  
**Max Contig Acres:** 4.04  
**Frontage:** 272  
**Depth:** 550  
**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

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 17,500  
**Taxes:** \$20,423.00  
**Tax Year:** 2024



### SALE INFORMATION:

**Sale Price:** \$209,419  
**Price / Acre:** \$51,836  
**\$/SF (Land):** \$1.19

### UTILITY INFO:

**Water Provider:** Illinois American Water  
**Water Location:** On Site  
**Sewer Provider:** Village of Shiloh  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

### PROPERTY DESCRIPTION:

Wingate in Shiloh IL is a master planned community with 268 home sites, senior living at Wingate Manor and a new elementary school for the Mascoutah Community Unit School District. Commercial frontage plans call for medical/professional office, neighborhood/service retail and dining. Zoned PB-Planned Business by the Village of Shiloh. 17,500 ADT on N Green Mount Rd.  
Airport: MidAmerica St. Louis

# LAND PROPERTY SUMMARY

310 WINGATE BOULEVARD

**LISTING #** 600

## LOCATION DETAILS:

**Parcel #:** 09-18.0-325-003  
**County:** IL - St. Clair  
**Zoning:** PB - Shiloh

## PROPERTY OVERVIEW:

**Lot Size:** 4.83 Acres  
**Min Divisible Acres:** 4.83  
**Max Contig Acres:** 4.83  
**Frontage:** N/A  
**Depth:** 550  
**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

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 17,500  
**Taxes:** \$14,868.00  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$250,369  
**Price / Acre:** \$51,836  
**\$/SF (Land):** \$1.19

## UTILITY INFO:

**Water Provider:** Illinois American Water  
**Water Location:** On Site  
**Sewer Provider:** Village of Shiloh  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
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