

# The Villages at Wingate – Commercial Lots

N. Green Mount Rd., Shiloh, IL 62221



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Collin Fischer – CCIM  
C: 618.420.2376  
[CollinF@barbermurphy.com](mailto:CollinF@barbermurphy.com)







## PROPERTY SUMMARY

Up to 10.5+/- 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 and Domino's Pizza (coming soon)

**SALE PRICE: Starting at \$1.85/ SF**



| LOT | ACREAGE | FRONTAGE |
|-----|---------|----------|
|-----|---------|----------|

|        |      |      |
|--------|------|------|
| 8      | 1.6  | 300' |
| 9      | 4.83 | N/A  |
| 2 & 11 | 4.0  | 238' |

## 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 |
|-------------------------------|-----------------|-----------|

|                               |       |     |
|-------------------------------|-------|-----|
| HSHS St. Elizabeth's Hospital | 1,000 | 3.5 |
|-------------------------------|-------|-----|

|                        |      |     |
|------------------------|------|-----|
| Memorial Hospital East | 450+ | 4.0 |
|------------------------|------|-----|



**Listing No:** 600.0

**Total Acres Available:** 6.43  
**Min Divisible Acres:** 1.60

**Land**

**LAND MEASUREMENTS:**

**Acres:** 6.43  
**Frontage:** 525 FT  
**Depth:** 550 FT  
**Subdivide Site:** Yes

**Office/Retail**

**Villages at Wingate Outlots 8, 9**  
 North Green Mount Road  
 Shiloh, IL 62221

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:** \$1.85

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

172 AC master planned community with 268 home sites, senior living 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. ADT trending up with an additional 500+/- cars added each year. Developed lots from \$1.85/SF

**PROPERTY INFORMATION:**

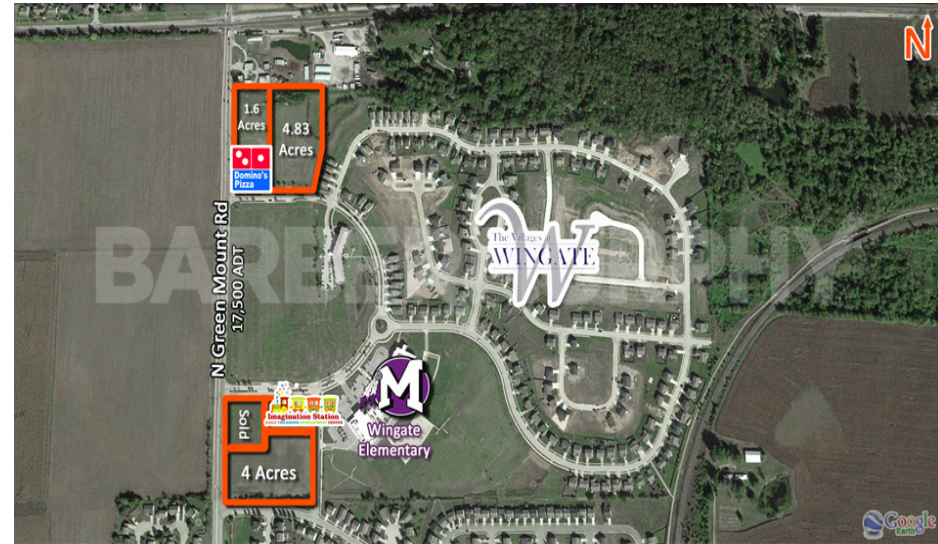
|                                     |                            |                                  |
|-------------------------------------|----------------------------|----------------------------------|
| <b>Parcel No:</b> 09-18.0-301-008   | <b>TIF:</b> No             | <b>Property Tax:</b> \$18,675.00 |
| <b>County:</b> St. Clair            | <b>Enterprise Zone:</b> No | <b>Tax Year:</b> 2021            |
| <b>Zoning:</b> PB                   | <b>Survey:</b> No          |                                  |
| <b>Zoning By:</b> Shiloh            | <b>Environmental:</b> No   | <b>Traffic Count:</b> 17,500     |
| <b>Complex:</b> Villages at Wingate | <b>Archaeological:</b> No  | <b>Topography:</b> Flat          |

**UTILITY INFORMATION**

|  |                 |                          |
|--|-----------------|--------------------------|
| <b>Water Provider:</b> IL American       | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Sewer Provider:</b> Village of Shiloh | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Gas Provider:</b> Ameren IL           | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Electric Provider:</b> Ameren IL      | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Telecom Provider:</b> AT&T            | <b>Service:</b> | <b>Location:</b> On Site |

**Listing Broker(s)**

Collin Fischer CCIM  
 Office: (618) 277-4400  
 collinf@barbermurphy.com  
 Cell: (618) 420-2376



The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

**Listing No:** 600.0

**Total Acres Available:** 4.06  
**Min Divisible Acres:** 1.00

**Land**

**Villages at Wingate Outlot South**  
 114 Wingate Blvd  
 Shiloh, IL 62221

**LAND MEASUREMENTS:**

**Acres:** 4.06  
**Frontage:** 335 FT  
**Depth:** 550 FT  
**Subdivide Site:** Yes

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:** \$1.85

**TRANSPORTATION :**

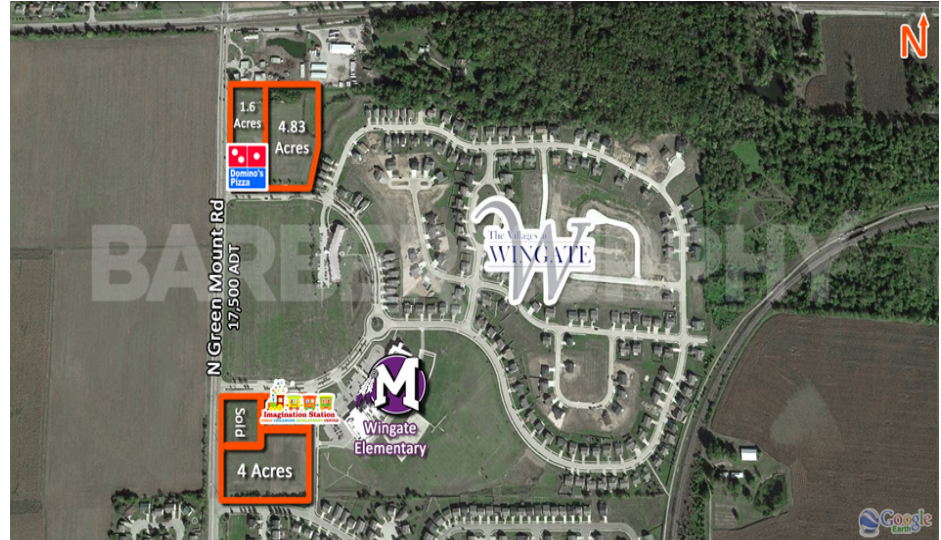
**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

172 AC master planned community with 268 home sites, senior living 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. ADT trending up with an additional 500+/- cars added each year. Developed lots from \$1.85/SF



**PROPERTY INFORMATION:**

|                                     |                            |                                  |
|-------------------------------------|----------------------------|----------------------------------|
| <b>Parcel No:</b> 09-18.0-303-003   | <b>TIF:</b> No             | <b>Property Tax:</b> \$19,047.00 |
| <b>County:</b> St. Clair            | <b>Enterprise Zone:</b> No | <b>Tax Year:</b> 2021            |
| <b>Zoning:</b> PB                   | <b>Survey:</b> No          |                                  |
| <b>Zoning By:</b> Shiloh            | <b>Environmental:</b> No   | <b>Traffic Count:</b> 17,500     |
| <b>Complex:</b> Villages at Wingate | <b>Archaeological:</b> No  | <b>Topography:</b> Flat          |

**UTILITY INFORMATION**

|  |                 |                          |
|--|-----------------|--------------------------|
| <b>Water Provider:</b> IL American       | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Sewer Provider:</b> Village of Shiloh | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Gas Provider:</b> Ameren IL           | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Electric Provider:</b> Ameren IL      | <b>Service:</b> | <b>Location:</b> On Site |
| <b>Telecom Provider:</b> AT&T            | <b>Service:</b> | <b>Location:</b> On Site |

**Listing Broker(s)**

Collin Fischer CCIM  
 Office: (618) 277-4400  
 collinf@barbermurphy.com  
 Cell: (618) 420-2376

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.