

LAND FOR SALE

Seibert Rd., Shiloh, IL 62221



26.89+/-
ACRES

26.89+/- ACRE DEVELOPMENT SITE

BARBERMURPHY

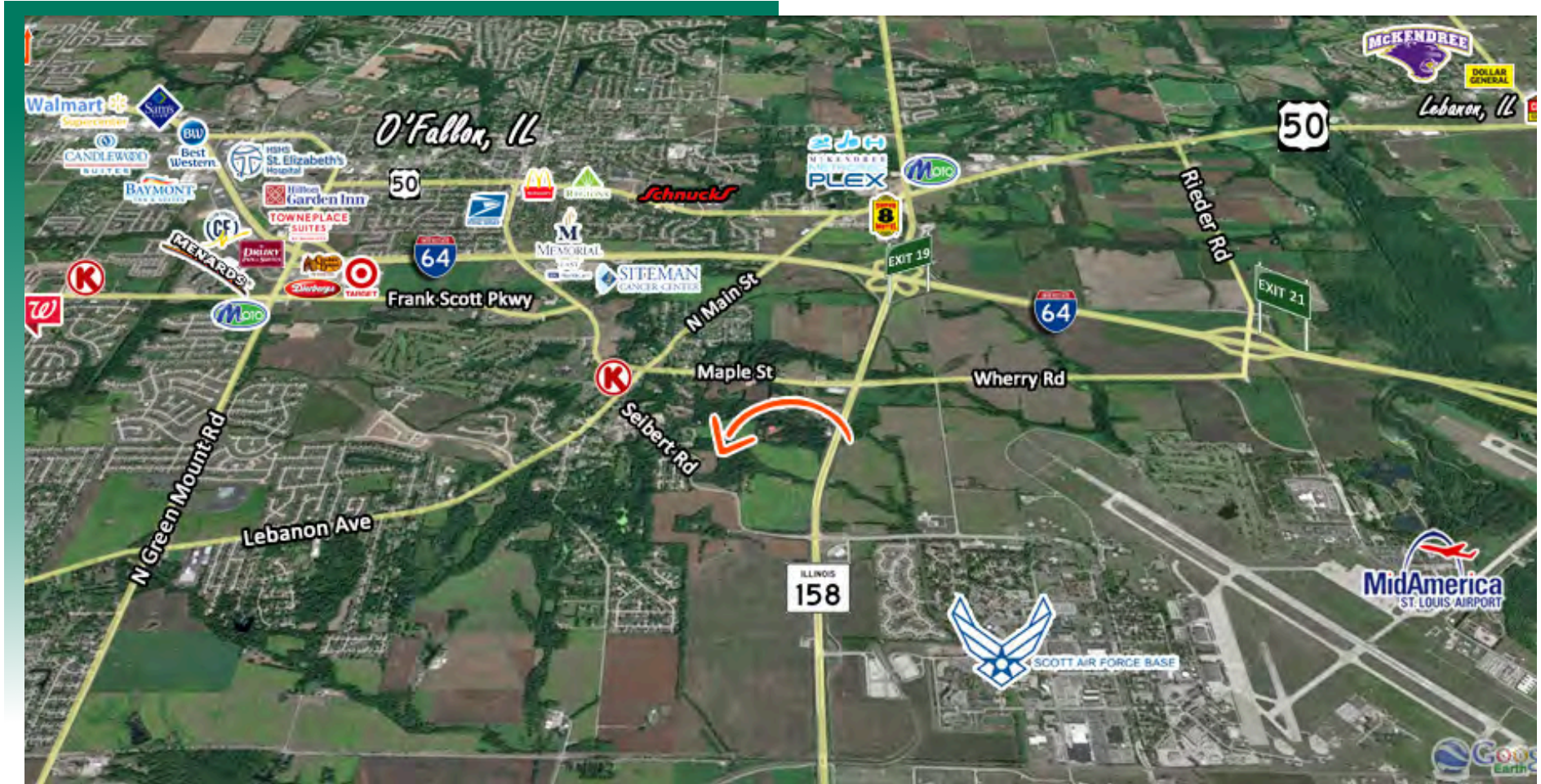
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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AREA MAP / DEMOGRAPHICS

Seibert Rd., Shiloh, IL 62221



LOCATION OVERVIEW

Located less than 1 mile from the IL-158/
Scott AFB Shiloh Gate & Visitor Center.

DEMOGRAPHICS

POPULATION

1 - MILE	2,391
3 - MILE	23,128
5 - MILE	54,960

AVG HH INCOME

1 - MILE	\$84,523
3 - MILE	\$78,241
5 - MILE	\$79,138

LAND PROPERTY SUMMARY

SEIBERT ROAD

LISTING # 2951

LOCATION DETAILS:

Parcel #: 09-09.0-100-011/012/015
County: IL - St. Clair
Zoning: Non-Urban

PROPERTY OVERVIEW:

Lot Size: 26.89 Acres
Min Divisible Acres: 26.89
Max Contig Acres: 26.89
Frontage: -
Depth: -
Land Status: Vacant
Topography: Rolling
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: IL-158
Airport Access: MidAmerica St. Louis Airport (BLV)

DEMOGRAPHICS:

Traffic Count: 3,400



SALE INFORMATION:

Sale Price: \$564,690
Price / Acre: \$21,000
\$/SF (Land): \$0.48

UTILITY INFO:

Water Provider: IL American Water
Water Location: On Seibert Rd
Sewer Provider: None
Sewer Location: N/A
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

For Sale 26.89 Acres in Shiloh, Illinois
Ideal site for a new residential development.
Electric, Gas and Water are onsite and sewage is located to the North of the site.

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Electric Provider: Ameren
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PROPERTY DESCRIPTION:

For Sale 26.89 Acres in Shiloh, Illinois
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25% Tillable-75% Wooded.