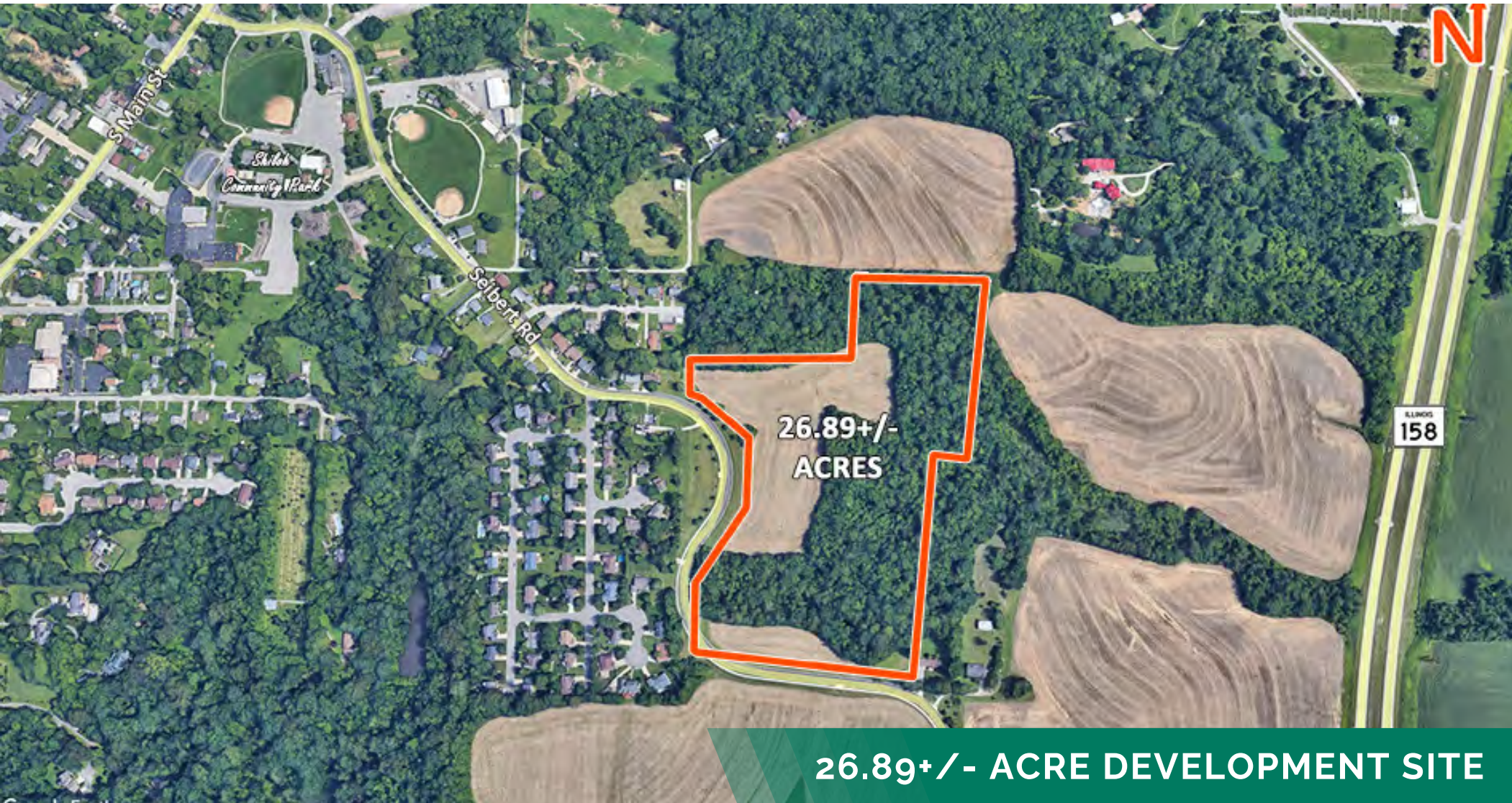


LAND FOR SALE

Seibert Rd., Shiloh, IL 62221



26.89+/- ACRE DEVELOPMENT SITE

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

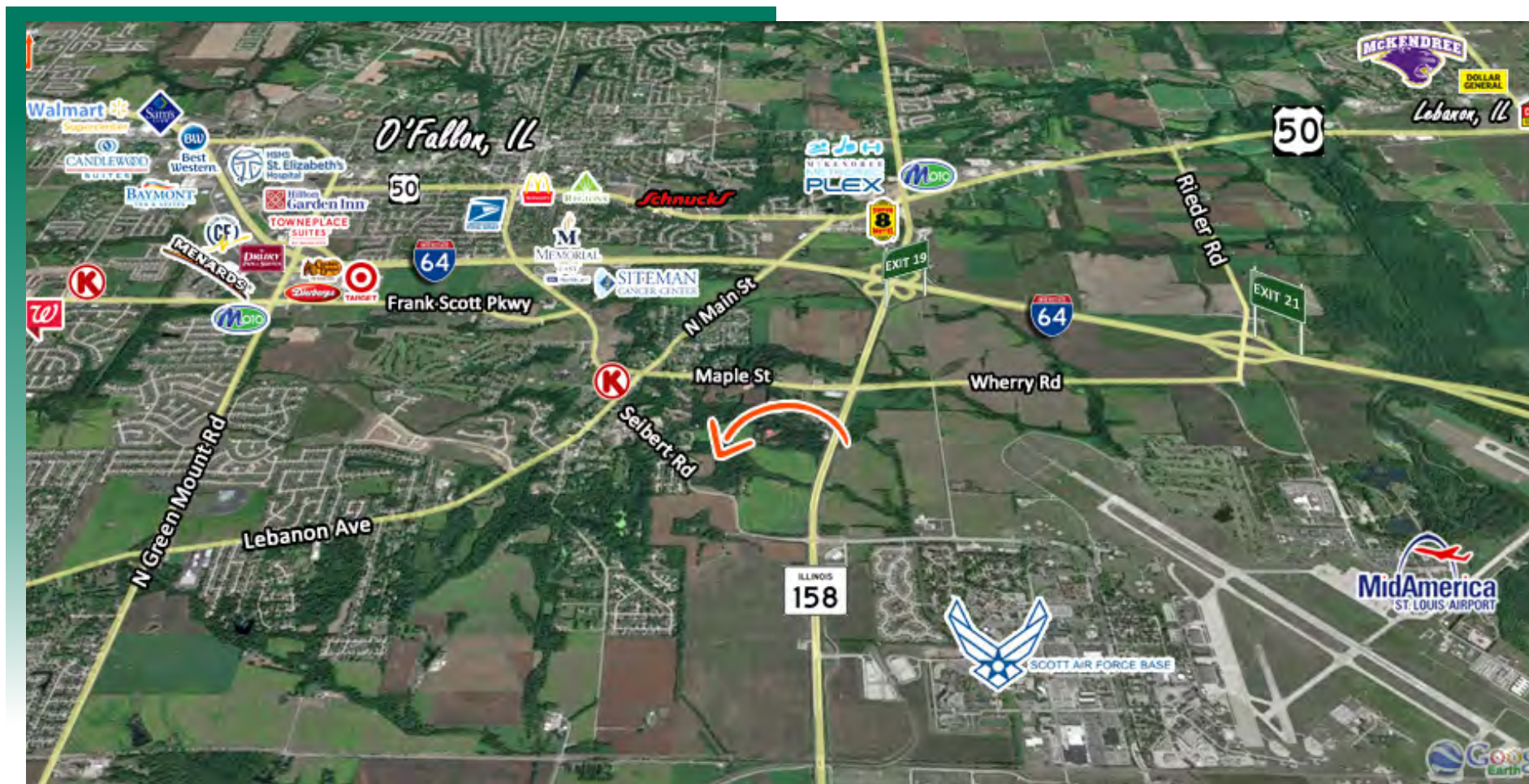
Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



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.

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, SHILOH, IL 62269

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: Irr
Depth: Irr
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/FINANCIAL INFO:

Traffic Count: 3,400
Taxes: \$1,580.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$484,020
Price / Acre: \$18,000
\$/SF (Land): \$0.41

UTILITY INFO:

Water Provider: IL American Water
Water Location: On Siebert Rd
Sewer Provider: -
Sewer Location: North of Site
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 on-site and sewage is located to the North of the site. 25% Tillable-75% Wooded.