

2.6 Acre Development Site

1109 North Green Mount Road, Shiloh, IL 62221



- 2.6 Acre Site ideal for Office, Retail or Restaurant
- 135' of frontage on North Green Mount Rd. with 19,000 ADT
- Located near numerous national retailers, restaurants and hotels
- Minutes from the new Memorial and St. Elizabeth's hospitals
- Less than 1 mile from I-64, Exit 16

Reduced Sale Price: \$449,000



BARBERMURPHY

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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.





Additional 4.28 Acres Available
169' of Frontage

Listing No: 681.1

Total Acres Available: 2.60
Min Divisible Acres: 2.60

Land

LAND MEASUREMENTS:

Acres: 2.60
Frontage: 135 FT
Depth: Irregular FT
Subdivide Site: No

Retail / Office

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TRANSPORTATION :

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

SALE INFORMATION:

For Sale: Yes
Sale Price: \$449,000
Sale Price/Acre: \$172,693
Sale Price/SF: \$3.96

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.6 AC Office/Retail Development Site on Green Mount Rd. 135' Frontage on Green Mount w/ 19,000 ADT. Located near numerous national retailers, restaurants and hotels. Minutes from the New Memorial and St. Elizabeth's Hospitals. Less than 1 Mile to I-64, Exit 16. Combine with neighboring parcel for a total of 7 + acres.

PROPERTY INFORMATION:

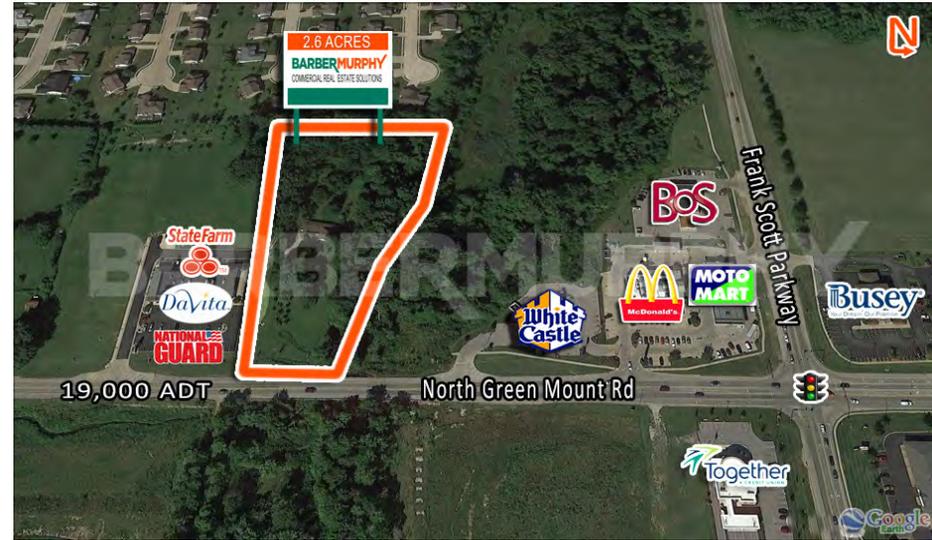
Parcel No: 08-01.0-200-003/004	TIF: No	Property Tax: \$1,460.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2022
Zoning: Highway Business	Survey: No	
Zoning By: Village of Shiloh	Environmental: No	Traffic Count: 19,000
Complex:	Archaeological: No	Topography: Flat to Slightly Rolling

UTILITY INFORMATION

Water Provider: IL American	Service:	Location: On Site
Sewer Provider: Caseyville Township	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: AT&T and Charter	Service:	Location: On Site

Listing Broker(s)

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