

2.6 ACRE DEVELOPMENT SITE

1109 N Green Mount Rd., Shiloh, IL 62221

REDUCED SALE PRICE: \$449,000



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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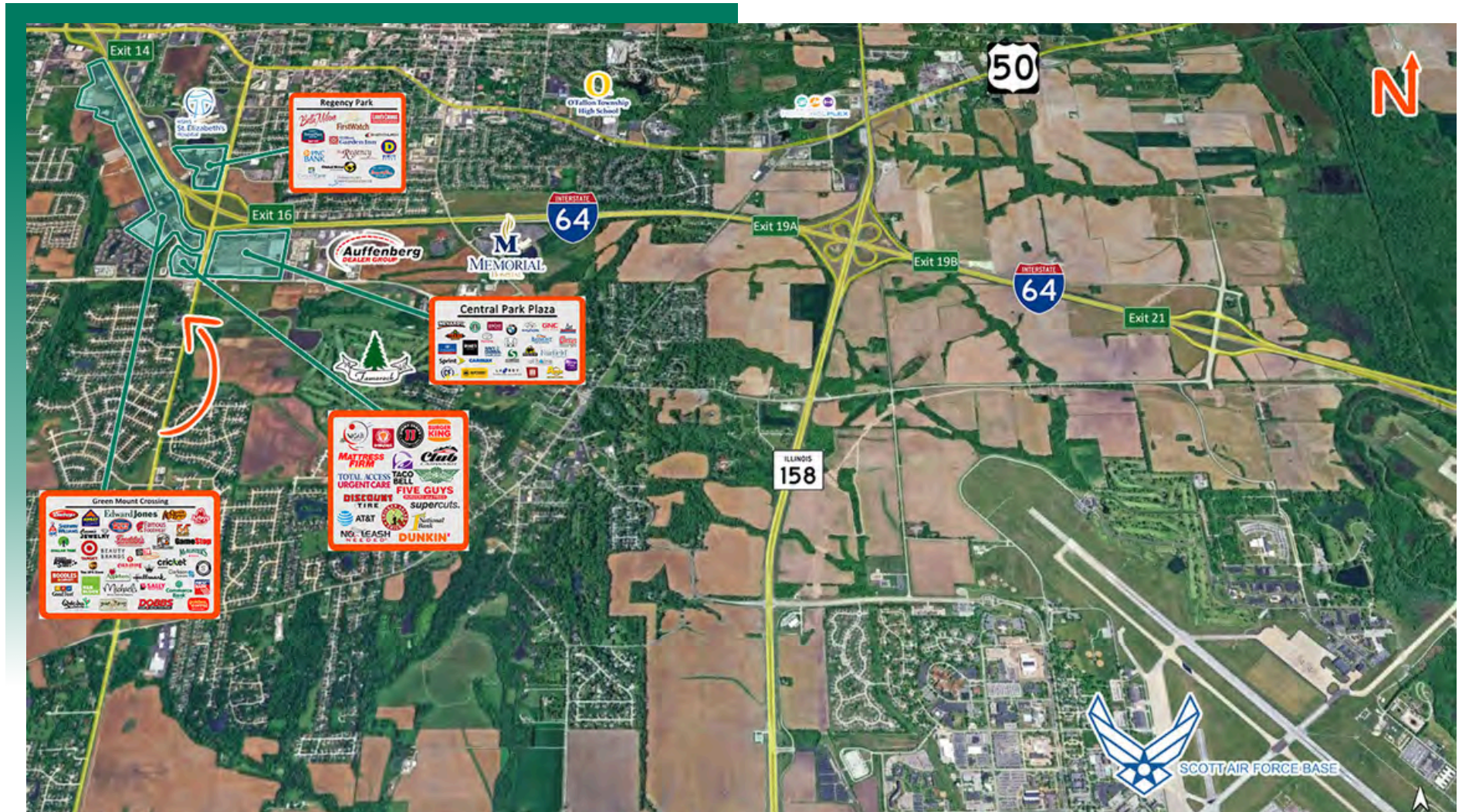
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1109 N Green Mount Rd., Shiloh, IL 62221



LOCATION OVERVIEW

Highly visible site along N Green Mount Road, a major north-south commercial artery. Surrounded by national retailers, medical facilities, professional offices, and dense residential neighborhoods. Minutes from Memorial Hospital East, Siteman Cancer Center, Green Mount Crossing, and less than 1 Mile to I-64, Exit 16. Ideal for retail, office, medical, service-based businesses, or redevelopment. Strong demographics and traffic patterns supporting a wide range of commercial uses.

ADDITIONAL PROPERTY INFORMATION

1109 N Green Mount Rd., Shiloh, IL 62221



PROPERTY DESCRIPTION

- 2.6 Acre Office/Retail Development site
- 135' Frontage on Green Mount with 19,000 ADT
- Combine with neighboring parcel, 4.28 acres with 169' of frontage, for a total of 7+ Acres.

LAND PROPERTY SUMMARY

1109 NORTH GREEN MOUNT ROAD

LISTING # 681

LOCATION DETAILS:

Parcel #: 08-01.0-200-003/004
County: IL - St. Clair
Zoning: Highway Business - Village of Shiloh

PROPERTY OVERVIEW:

Lot Size: 2.60 Acres
Min Divisible Acres: 2.6
Max Contig Acres: 2.6
Frontage: 135
Depth: IRR
Topography: Flat to Slightly 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: I-64
Airport Access: Mid America St. Louis

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 19,000
Taxes: \$1,983.38
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$449,000
Price / Acre: \$172,692
\$/SF (Land): \$3.96

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: On Site
Sewer Provider: Caseyville Township
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

Property Description

2.6 Acre Office / Retail Development Site on Green Mount Road Positioned along one of the Metro East's most active commercial corridors. 1109 N Green Mount Road offers exceptional visibility, strong traffic counts, and immediate access to the region's top retail, medical, and residential growth areas. This location places a business directly in the path of continued expansion between Belleville, Shiloh, and O'Fallon. 135' Frontage on Green Mount with 19,000 ADT.

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