

# 2.6 ACRE DEVELOPMENT SITE

1109 N Green Mount Rd., Shiloh, IL 62221

REDUCED SALE PRICE: \$449,000



**BARBERMURPHY**

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# 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

### 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

### TRANSPORTATION:

Interstate Access: I-64  
Airport Access: Mid America St. Louis

### 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.