

17.48 Acres Office/Medical/Retail Site

988 A North Green Mount Road, Shiloh, IL 62221



Exit 16



Shiloh Springs Development

Three Springs Park



FOR SALE



BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- 17.48 +/- Acre Commercial Development Site
- 350' of frontage on North Green Mount Road with 18,200 ADT
- Located near Green Mount Crossing Shopping Center
- Less than 1.5 miles to I-64, Exit 16
- 25 Minutes from Downtown St. Louis

SALE PRICE: \$1,500,000 (\$1.97/SF)

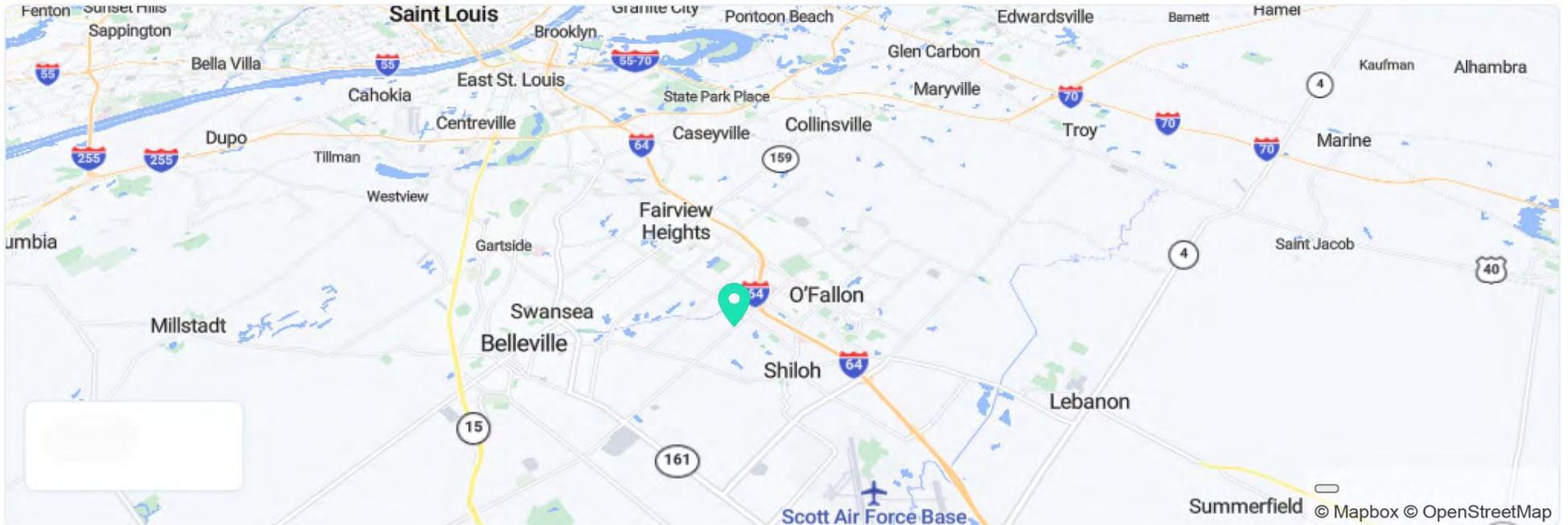
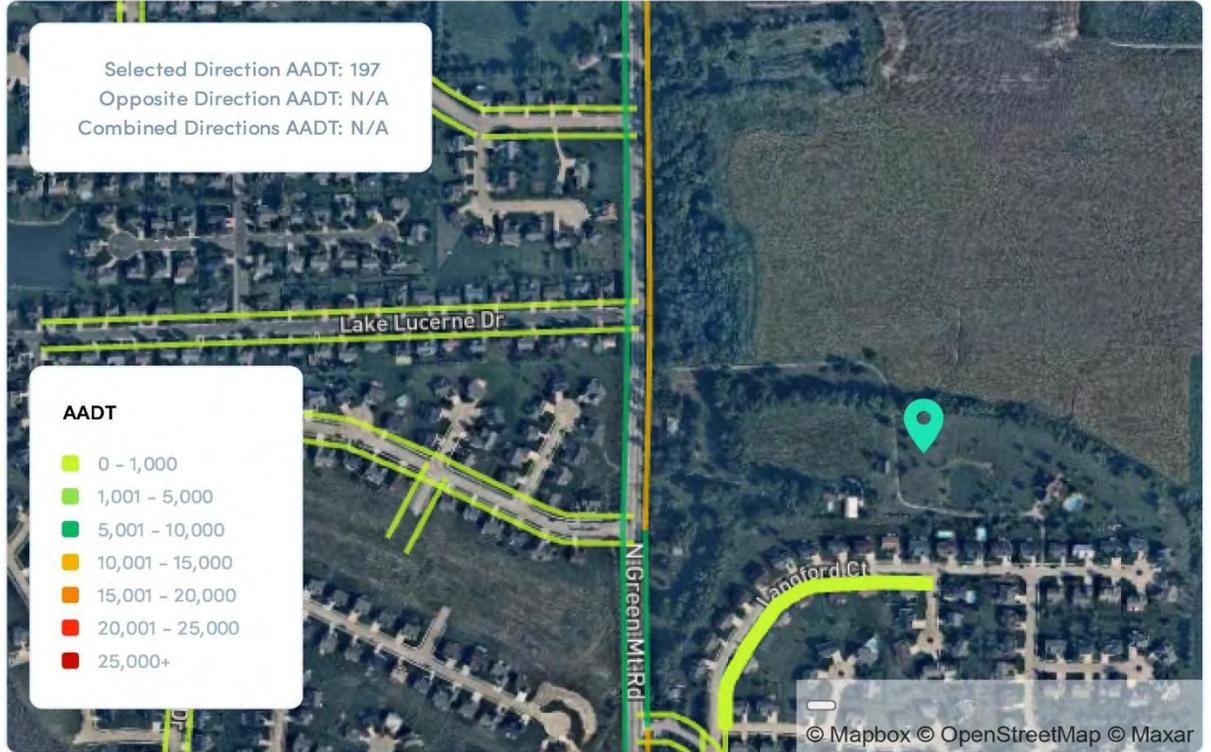
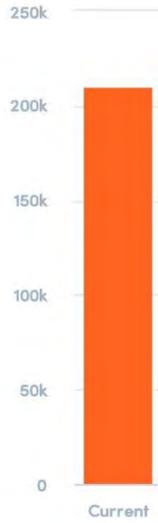
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DEMOGRAPHICS

Population 10 Mile Radius

210,002
Total Population

192,041
Workday Population



Listing No: 734.1**Total Acres Available:** 17.48**Min Divisible Acres:** 17.48**Land****LAND MEASUREMENTS:****Acres:** 17.48**Frontage:** 350 FT**Depth:** IRR FT**Subdivide Site:** No**Development Site**988 A North Green Mount Road
Shiloh, IL 62221**TRANSPORTATION :****Interstate:** I-64**Rail:** No**Barge:** No**Airport:** MidAmerica St. Louis**SALE INFORMATION:****For Sale:** Yes
Sale Price: \$1,500,000
Sale Price/Acre: \$85,812
Sale Price/SF: \$1.97**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**PROPERTY INFORMATION:****Parcel No:** 09-06.0-309-003/004/005**County:** St. Clair**Zoning:** CE-Country Estates**Zoning By:** Village of Shiloh**Complex:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Property Tax:** \$4,944.00**Tax Year:** 2022**Traffic Count:** 18,200**Topography:** Flat / Rolling / Hills**Comments**

17.48 +/- Acre Office / Retail Development Site on North Green Mount Road. 350' Frontage on Green Mount with 16,900 ADT. Adjacent to the future Shiloh Springs Development. Located near Green Mount Crossing Shopping Center, Auffenberg AutoMall, Memorial Hospital & The BJC Medical Campus. Less than 1.5 Miles to I-64, Exit 16.

UTILITY INFORMATION**Water Provider:** American Illinois Water**Sewer Provider:** City of O'Fallon**Gas Provider:** Ameren IL**Electric Provider:** Ameren IL**Telecom Provider:****Service:** **Location:** On Site**Service:** **Location:** On Site**Service:** **Location:** On Site**Service:** **Location:** On Site**Service:** **Location:****Listing Broker(s)**Tony Smallmon
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