

RARE 19.63 ACRE RAW LAND DEVELOPMENT OPPORTUNITY

8971 Shiloh Valley Township Line Rd., O'Fallon, IL 62254



FOR SALE OR BUILD-TO-SUIT

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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

8971 Shiloh Valley Township Line Rd., O'Fallon, IL 62254



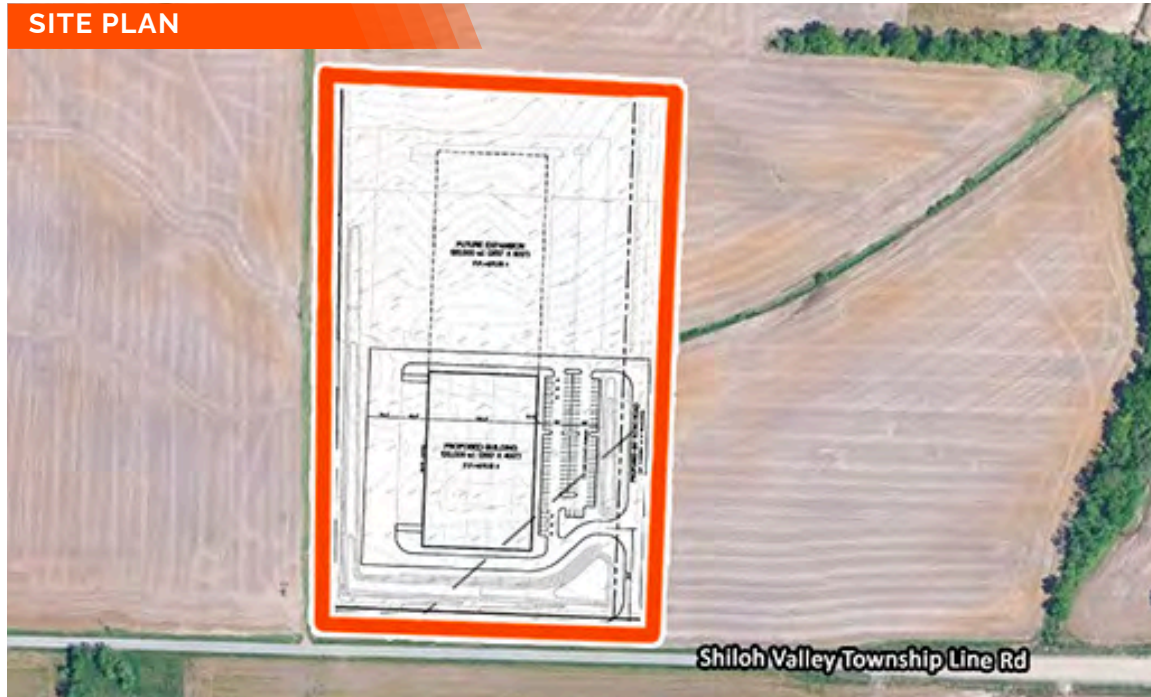
LOCATION OVERVIEW

Located at Exit 21, just off 64/40 Rieder Rd, it has excellent regional connectivity and accessibility. The property's location just Northwest of Scott Air Force Base places it within an area of emerging industrial and commercial activity, benefiting from St. Clair County's status as a logistics and warehousing hub.

PROPERTY INFORMATION

8971 Shiloh Valley Township Line Rd., O'Fallon, IL 62254

SITE PLAN



PARCEL OUTLINE



FOR SALE OR BUILD-TO-SUIT OPPORTUNITY

19.63 Acre Development Site

- Annexed into City of O'Fallon
- Located along Shiloh Valley Township Line Road in O'Fallon, Illinois
- Positioned in the heart of the Metro East corridor near Rieder Road

Development Potential

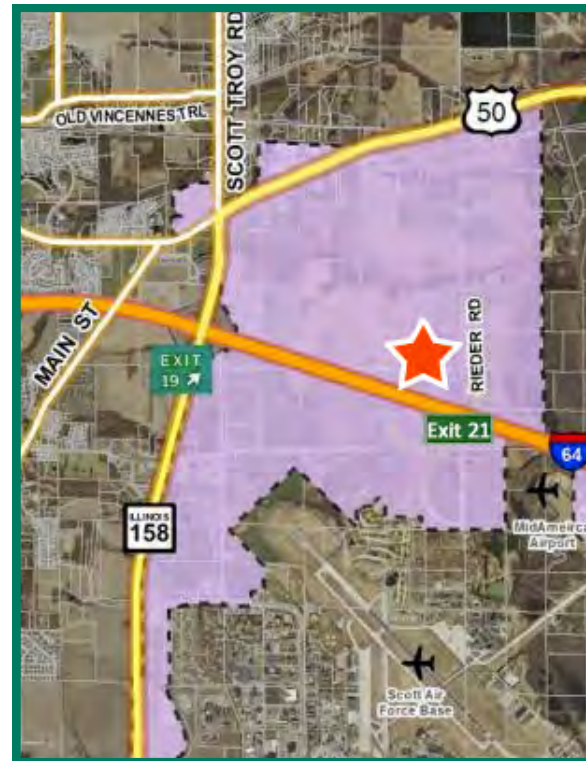
- Suitable for industrial, commercial, or mixed-use development
- Versatile site offering flexibility for a variety of development concepts
- Located within the growing St. Clair County marketplace

Build-To-Suit Opportunity

- Owner has plans for a 100,000 SF build-to-suit facility
- Expandable up to 225,000 SF total
- Opportunity to tailor the facility to an end user's specific requirements
- Tax Abated

MID AMERICA ENTERPRISE ZONE INCENTIVES

8971 Shiloh Valley Township Line Rd., O'Fallon, IL 62254



Enterprise Zones are a major Illinois economic development tool that encourages business investment, job creation, and community revitalization. Illinois has 93 Enterprise Zones, each offering state incentives plus additional local benefits.

Key Incentives

- 6.25% sales tax exemption on qualifying building materials, machinery, equipment, and pollution-control purchases.
- Utility tax exemptions for qualifying businesses meeting investment and job-creation requirements.
- 0.5% investment tax credit on qualified machinery, equipment, and buildings.
- \$500 jobs tax credit for each qualifying new employee.
- Tax deductions on qualifying dividend income, loan interest, and contributions to approved Enterprise Zone projects.
- Local incentives include property tax abatements, waived fees, streamlined zoning and permitting, and special financing programs.

**FOR MORE
INFORMATION
VISIT THE CITY
OF O'FALLON'S
WEBSITE**

Click this link!



LAND PROPERTY SUMMARY

8971 SHILOH VALLEY TOWNSHIP LINE RD

LISTING # 3297

LOCATION DETAILS:

Parcel #: 04-35-0-300-007
County: IL - St. Clair
Zoning: Industrial (P)

PROPERTY OVERVIEW:

Lot Size: 19.63 Acres
Min Divisible Acres: 5
Max Contig Acres: 19.63
Frontage: 700'
Depth: 1200'
Topography: Rolling
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: Yes - Mid America Enterprise Zone
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$650.34
Tax Year: 2025



SALE/LEASE INFORMATION:

Sale Price: \$1,275,950
\$/SF (Land): \$1.49
Price / Acre: \$65,000
Lease Rate: \$10.50/SF - \$11.50/SF
Lease type: NNN

UTILITY INFO:

Water Provider: City of O'Fallon
Water Location: Close Proximity
Sewer Provider: City of O'Fallon
Sewer Location: Needs Extended
Gas Provider: Ameren
Gas Location: Needs Extended
Electric Provider: Ameren
Electric Location: Close Proximity

PROPERTY DESCRIPTION:

For Sale or Build-to-Suit Opportunity

A rare 20-acre raw land development opportunity located in the Mid America Enterprise Zone, positioned on Shiloh Valley Township Line Road in O'Fallon, Illinois. This versatile parcel represents a prime canvas for a range of industrial, commercial, or mixed-use development projects, with strategic location advantages and strong growth potential in the emerging St. Clair County marketplace. The owner has plans for a 100k SF build-to-suit opportunity expandable to 225k SF total.