

# 2.88 ACRE OFFICE/RETAIL DEVELOPMENT SITE

1062 N Green Mount Rd, Shiloh, IL 62221



**SALE PRICE: \$1,100,000**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**  
Broker Associate  
Office: (618) 277-4400 (Ext. 18)  
Cell: (618) 407-4240  
tonys@barbermurphy.com

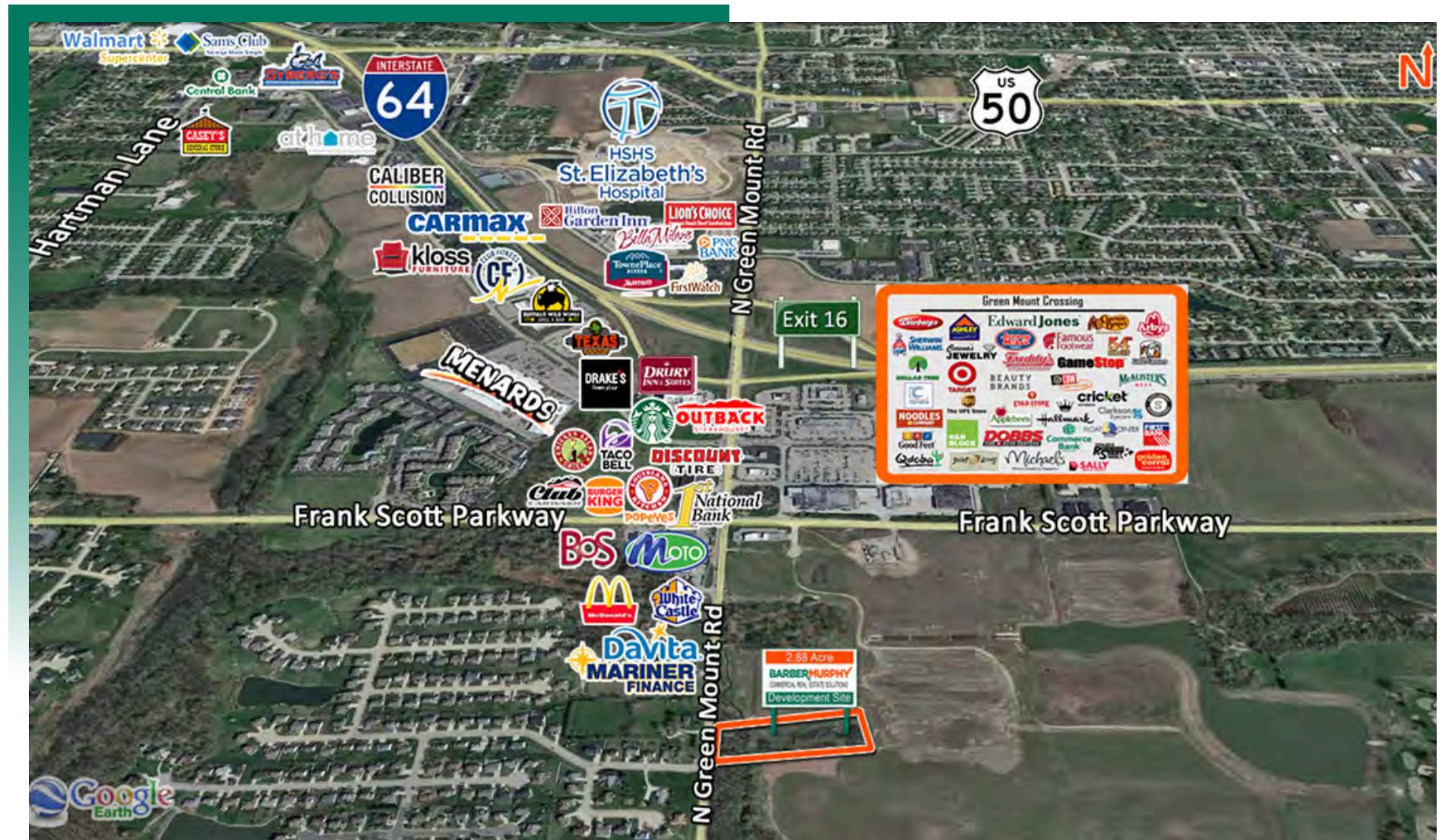


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

1062 N Green Mount Rd, Shiloh, IL 62221



## LOCATION OVERVIEW

Less than 1 Mile to I-64, Exit 16 on Green Mount Rd. Located in a fast-growing retail/office/medical area near Green Mount Crossing and The Shops at Richland Creek in the Shiloh/O'Fallon Retail District.



# LAND PROPERTY SUMMARY

1062 NORTH GREEN MOUNT ROAD

**LISTING #** 1736

## LOCATION DETAILS:

**Parcel #:** 09-06.0-100-105  
**County:** IL - St. Clair  
**Zoning:** PB - Planned Business - Village of Shiloh

## PROPERTY OVERVIEW:

**Lot Size:** 2.88 Acres  
**Min Divisible Acres:** 2.88  
**Max Contig Acres:** 2.88  
**Frontage:** 188  
**Depth:** 680  
**Topography:** Flat  
**Archeological:** Yes  
**Environmental:** Yes  
**Survey:** Yes

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-64

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 18,300  
**Taxes:** \$5,412.00  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$1,100,000  
**Price / Acre:** \$381,944  
**\$/SF (Land):** \$8.77

## 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:

2.88 Acre Office / Retail Development Site on Green Mount Road. 188' of Frontage inside of New Dierbergs Land Acquisition. 18,300 ADT. Phase 1 Environmental report available.



COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**TONY SMALLMON**

Broker Associate  
O: (618) 277-4400  
C: (618) 407-4240  
tonys@barbermurphy.com