

# 2.88 Acre Office/Retail Development Site

1062 N Green Mount Rd, Shiloh, IL 62221



**Sale Price: \$1,100,000**

- 2.88 Acres for Sale on N Green Mount Rd. with 18,300 ADT
- Located in a fast growing Retail/Office/Medical Area
- Minutes from the new St. Elizabeth's and Memorial Hospitals
- Adjacent to the new Shiloh Springs Development

**BARBERMURPHY**

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- 2.88 Acre Retail/Office Development Site
- 188' of Frontage inside of the New Dierberg's Land Acquisition
- 18,700 ADT on North Green Mount

- ½ Mile to I-64 at Exit 16
- Prime Location in High Growth Area
- All Utilities on Site



**Listing No:** 1736.1

**Total Acres Available:** 2.88  
**Min Divisible Acres:** 2.88

**Land**

**LAND MEASUREMENTS:**

**Acres:** 2.88  
**Frontage:** 188 FT  
**Depth:** 680 FT  
**Subdivide Site:** No

**Retail**

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** Mid-America

1062 North Green Mount Road  
 Shiloh, IL 62221

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,100,000  
**Sale Price/Acre:** \$381,944  
**Sale Price/SF:** \$8.76



**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 09-06.0-100-105	<b>TIF:</b> No	<b>Property Tax:</b> \$4,770.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2020
<b>Zoning:</b> PB - Planned Business	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Shiloh	<b>Environmental:</b> Yes	<b>Traffic Count:</b> 18,300
<b>Complex:</b>	<b>Archaeological:</b> Yes	<b>Topography:</b> Flat

**Comments**

2.88 Acre Office / Retail Development Site on Green Mount Road. 188' of Frontage inside of New Dierberg's Land Acquisition. 18,300 ADT. Located near Dierberg's, Target and Shiloh Retail District. Phase 1 Environmental report available. Minutes from the New Memorial and St. Elizabeth's (2017) Hospitals. Less than 1 Mile to I-64, Exit 16.

**UTILITY INFORMATION**

<b>Water Provider:</b> American Illinois Water	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Caseyville Township	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren Illinois	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren Illinois	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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