

# 2.83 Acre Commercial Development Opportunity

964 North Green Mount Road, Shiloh, IL 62221



**BARBERMURPHY**

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964 North Green Mount  
Shiloh, Illinois 62221

## Commercial Development Opportunity



# AREA MAP

SALE PRICE: \$499,900



## PROPERTY SUMMARY

- 1,058 FT of Frontage
- All utilities on Site
- Less than 1 mile off I-64, Exit 16

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**Listing No:** 1827.1

**Total Acres Available:** 2.83  
**Min Divisible Acres:** 2.83

**Land**

964 North Green Mount Rd  
 Shiloh, IL 62221

**LAND MEASUREMENTS:**

**Acres:** 2.83  
**Frontage:** 1,058 FT  
**Depth:** Irregular FT  
**Subdivide Site:** No

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$499,900  
**Sale Price/Acre:** \$176,643  
**Sale Price/SF:** \$4.05

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis



**LEASE INFORMATION:**

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

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 09-06.0-300-006	<b>TIF:</b> No	<b>Property Tax:</b> \$4,056.82
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2022
<b>Zoning:</b> HB	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Shiloh	<b>Environmental:</b> No	<b>Traffic Count:</b> 19,000
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**Comments**

2.83 Acres for sale on North Green Mount Rd. Property has 1058 Ft. of frontage, a small house, garage and pond on the property.

**UTILITY INFORMATION**

<b>Water Provider:</b> Illinois American	<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 IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b> Charter/ATT Fiber	<b>Service:</b>	<b>Location:</b> On Site

**Listing Broker(s)**

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