

2.83 Acre Commercial Development Opportunity

964 North Green Mount Road, Shiloh, IL 62221



BARBERMURPHY

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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.

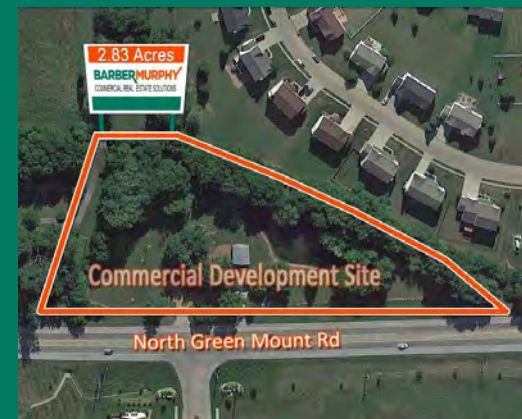
964 North Green Mount
Shiloh, Illinois 62221

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:

Parcel No: 09-06.0-300-006	TIF: No	Property Tax: \$4,585.82
County: St. Clair	Enterprise Zone: No	Tax Year: 2022
Zoning: HB	Survey: No	
Zoning By: Village of Shiloh	Environmental: No	Traffic Count: 19,000
Complex:	Archaeological: No	Topography: 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

Water Provider: Illinois American	Service:	Location: On Site
Sewer Provider: Caseyville Township	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: Charter/ATT Fiber	Service:	Location: On Site

Listing Broker(s)

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