

LAND FOR SALE

4.73 ACRE DEVELOPMENT SITE

855 N GREEN MOUNT RD, SHILOH, IL 62221



SALE PRICE: \$6.50/SF / \$1,339,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

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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 & LOCATION OVERVIEW

855 NORTH GREEN MOUNT ROAD



LOCATION OVERVIEW

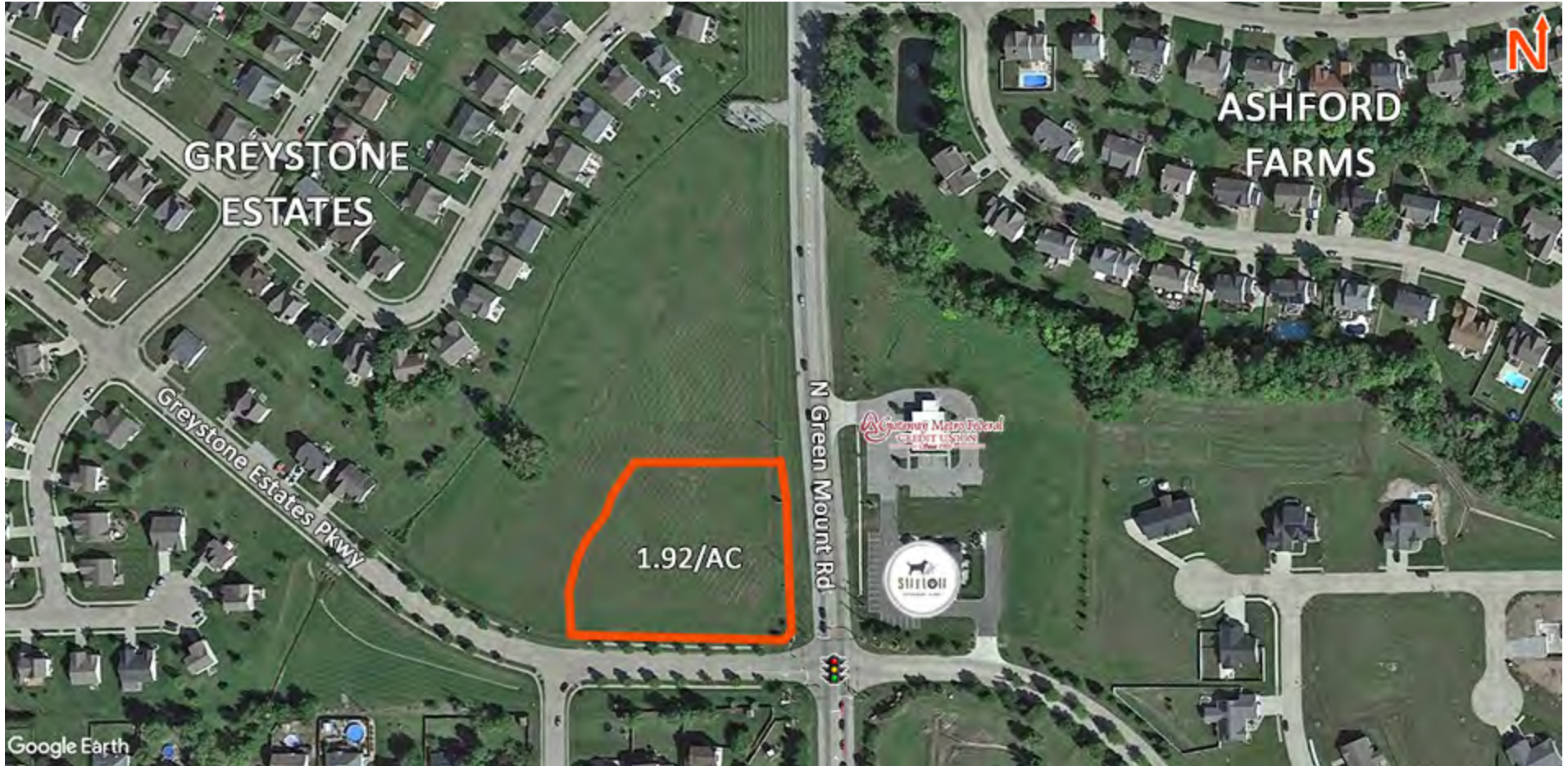
Shiloh is located just off I-64 (exits 16 & 19) and is on the West side of Scott Air Force Base. Air – Mid America / Scott Air Force Base Joint Use Airport is only a few minutes away. Lambert St. Louis International Airport is about 25 minutes away.

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ADJOINING SITE FOR SALE



847 North Green Mount : REDUCED \$6.34/SF (\$530,000)

High Profile 1.92 Acre Neighborhood Development Site on Green Mount Road. 273 ft frontage at lighted entrance to Greystone Estates (hard corner).

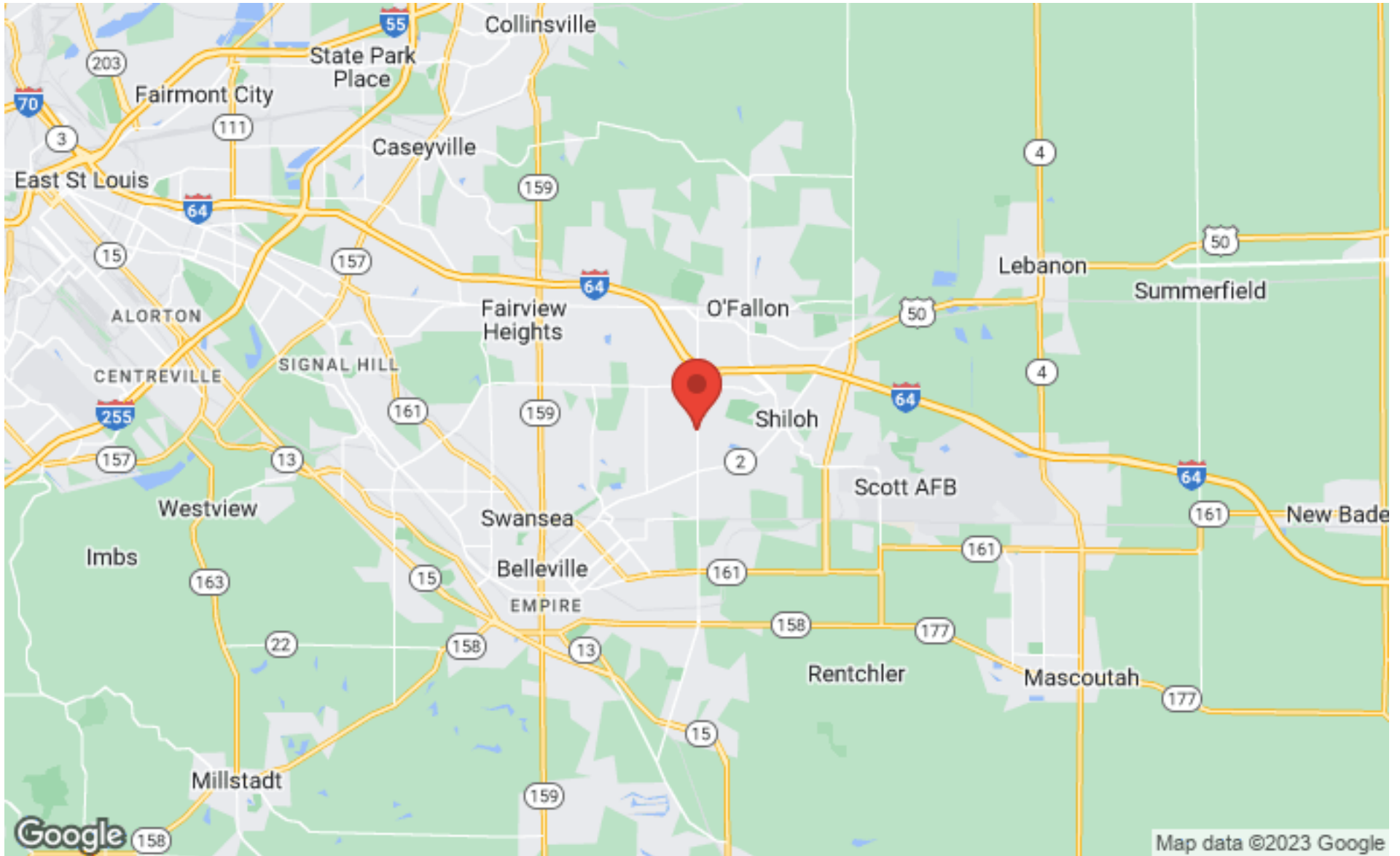
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REGIONAL MAP

855 NORTH GREEN MOUNT ROAD



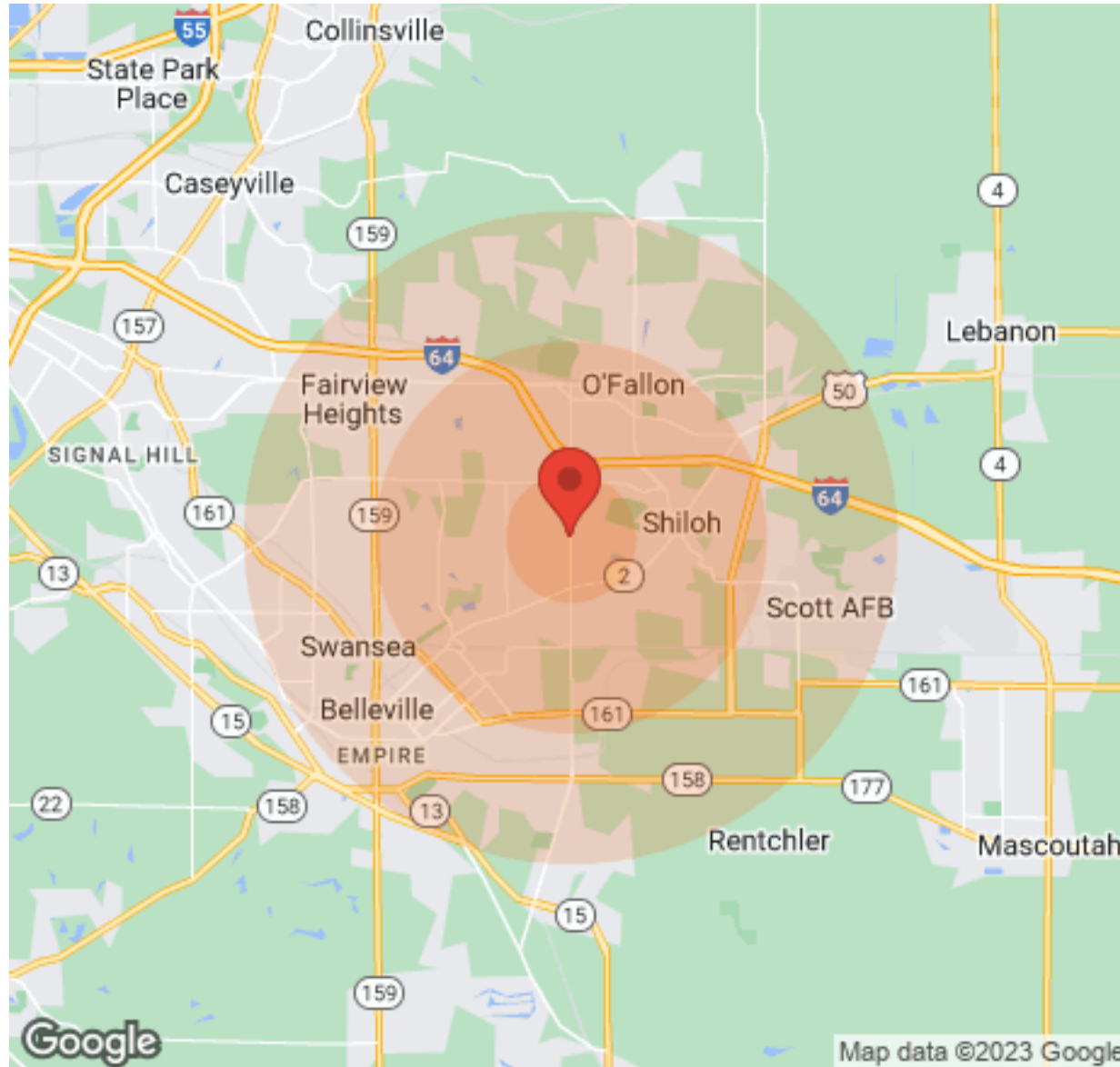
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DEMOGRAPHICS

855 NORTH GREEN MOUNT ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,077	22,232	51,645
Female	3,264	23,877	55,777
Total Population	6,341	46,109	107,422

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,508	8,983	21,663
Ages 15-24	988	5,947	14,259
Ages 25-54	2,643	18,491	42,509
Ages 55-64	671	6,055	13,187
Ages 65+	531	6,633	15,804

Income	1 Mile	3 Miles	5 Miles
Median	\$58,882	\$61,139	\$57,173
< \$15,000	207	1,717	4,176
\$15,000-\$24,999	217	1,793	4,321
\$25,000-\$34,999	192	1,863	4,834
\$35,000-\$49,999	243	2,390	5,855
\$50,000-\$74,999	483	4,136	9,366
\$75,000-\$99,999	247	2,358	6,124
\$100,000-\$149,999	587	3,135	6,195
\$150,000-\$199,999	205	1,036	1,723
> \$200,000	N/A	571	1,031

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,441	20,492	47,944
Occupied	2,243	19,056	44,085
Owner Occupied	1,333	12,509	27,599
Renter Occupied	910	6,547	16,486
Vacant	198	1,436	3,859

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LAND PROPERTY SUMMARY

855 NORTH GREEN MOUNT ROAD

LISTING # 1929

SALE/LEASE INFO

Price: \$1,339,000
Price / Acre: \$299,479
Price / SF: \$6.50

LAND MEASUREMENTS

Lot Size: 4.73 Acres
Min Divisible Acres: 1 Acres
Dimensions: 683' x 465'

PROPERTY INFO

APN: 08-01.0-407-108
County: IL - St. Clair
Zoning: B-1 Neighborhood Community
Topography: Mostly Flat, with gentle slope
Traffic Count: 19,000
Property Taxes: \$3,696.54

UTILITY INFO

Water Provider/Location: American Il Water
Sewer Provider/Location: Caseyville Township
Gas Provider/Location: Ameren Illinois
Electric Provider/Location: Ameren Illinois

TRANSPORTATION

Interstate: I-64
Airport: STL



Property Description

High Profile 4.73 Acre Neighborhood Development Site on Green Mount Road. 410 ft frontage at entrance to Greystone Estates. 19,000 ADT. Located near Dierberg's, Target and Shiloh's newly developed retail district off of Green Mount Rd and I-64. Short distance from the New Memorial and St. Elizabeth's (2017) Hospitals. Less than 1 Mile to I-64, Exit 16. *An Additional 1.92 Acres at the Corner of N Green Mount and Greystone Estate Pkwy is also available.

LAND PROPERTY SUMMARY

847 N GREEN MOUNT RD

LISTING # 2774

SALE/LEASE INFO

Price: \$530,000
Price / Acre: \$276,042
Price / SF: \$6.34/SF

LAND MEASUREMENTS

Lot Size: 1.92 Acres
Lot SF: 83,635.2
Min Divisible Acres: 1.92 Acres
Dimensions: 273' x 272'

PROPERTY INFO

APN: 08-01.0-407-107
County: IL - St. Clair
Zoning: B-1 Neighborhood Community
Topography: Flat
Traffic Count: 19,000
Property Taxes: \$3,332.88

UTILITY INFO

Water Provider/Location: American IL Water
Sewer Provider/Location: Caseyville Township
Gas Provider/Location: Ameren IL
Electric Provider/Location: Ameren IL

TRANSPORTATION

Interstate: I-64
Airport: STL



Property Description

High Profile 1.92 Acre Neighborhood Development Site on Green Mount Road. 273 ft frontage at lighted entrance to Greystone Estates (hard corner). 19,000 ADT. Located near Dierberg's, Target and Shiloh's newly developed retail district off of Green Mount Rd and I-64. Short distance from the New Memorial and St. Elizabeth's (2017) Hospitals. Less than 1 Mile to I-64, Exit 16. *The 4.73 Acre parcel to the North is also available for sale. All utilities on site.