

LAND FOR SALE

Cross St. & Frank Scott Pkwy., Shiloh, IL 62269



27+/- ACRE DEVELOPMENT SITE

BARBERMURPHY

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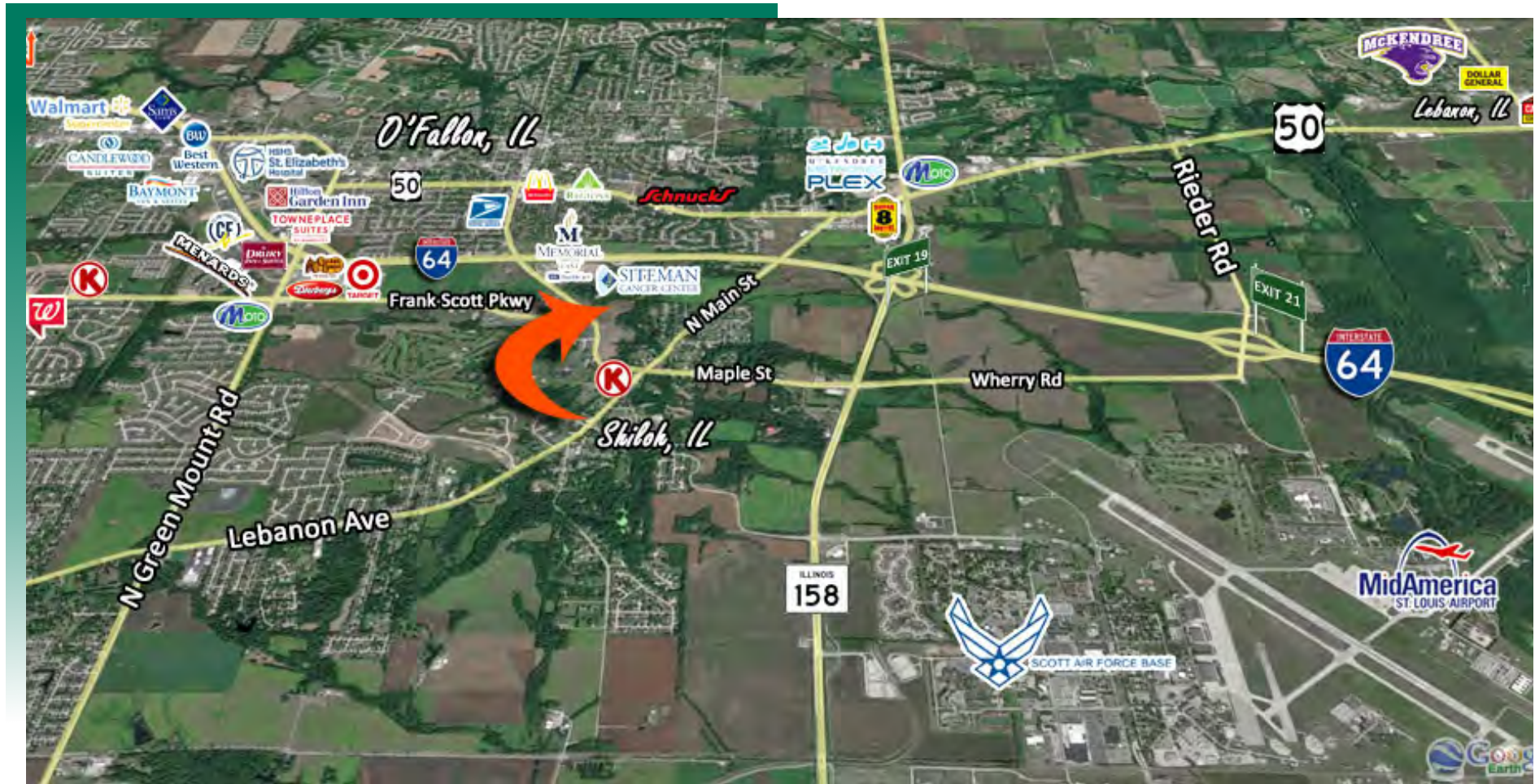
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

Cross St. & Frank Scott Pkwy., Shiloh, IL 62269



LOCATION OVERVIEW

27.0 AC Site situated in a rapidly growing area. Adjoins Memorial/BJC Hospital and the Siteman Cancer Center. Convenient, easy access to I-64.

LAND PROPERTY SUMMARY

Cross St. & Frank Scott Pkwy., Shiloh, IL 62269

#1125

SALE INFORMATION:

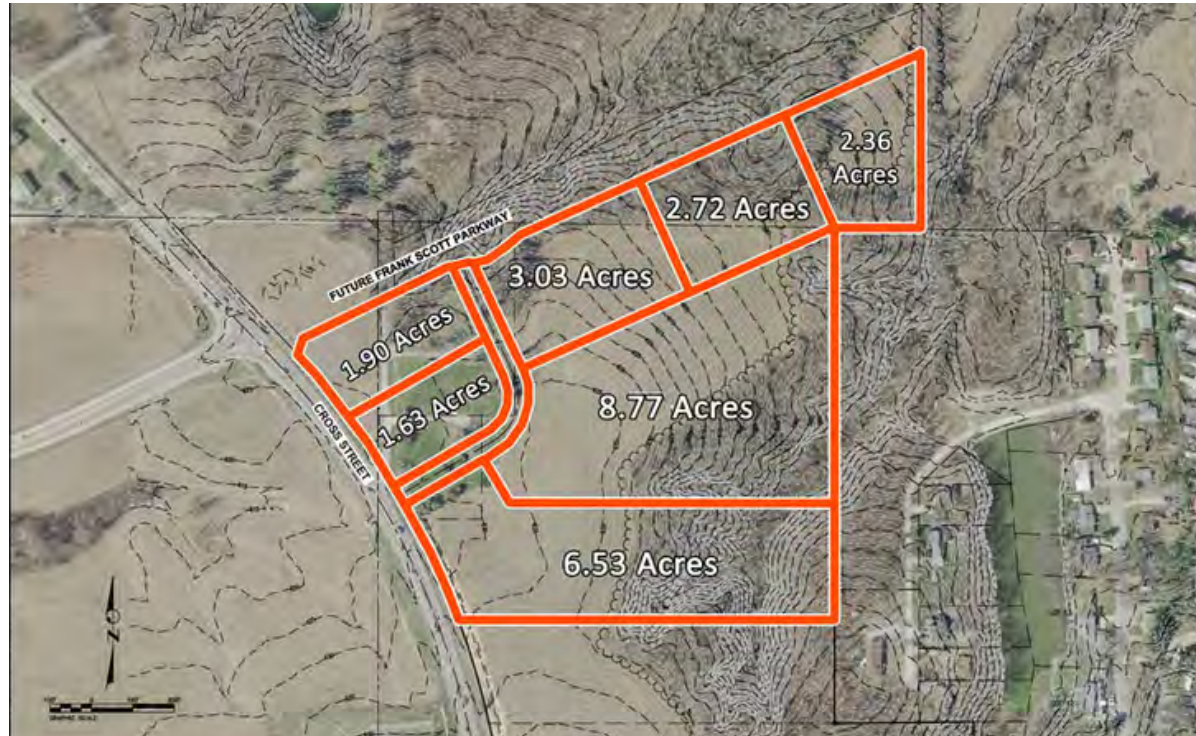
Sale Price: \$6,470,000
Sale Price/Acre: \$239,629
Sale Price/SF: \$5.50

LAND MEASUREMENTS:

Acres: 27.0 AC
Total Acres Available: 27.0 AC
Min Divisible Available: 27.0 AC
Frontage: Irr
Depth: Irr
Subdivide Site: No

PROPERTY INFORMATION:

Parcel No: 09-05.0-208-005;010...
County: St. Clair
Zoning: B-3
Traffic Count: 10,300
TIF: No
ENTERPRISE Zone: No
Foreign Trade Zone: No
Survey: Yes
Environmental: No
Archaeological: Yes
Property Tax: \$2,329
Tax Year: 2022
Topography: Sloping



UTILITY INFORMATION:

Water Provider: IL American
Location: At/Near Site
Sewer Provider: IL American
Location: At/Near Site
Gas Provider: Ameren IL
Location: At/Near Site
Electric Provider: Ameren IL
Location: At/Near Site

TRANSPORTATION:

Interstate: I-64
Rail: N/A
Barge: N/A
Airport: St. Louis MidAmerica

COMMENTS:

27.0 Acres, Zoned Commercial, situated in a rapid developing area.



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