

76.8 ACRES OF LAND FOR SALE

North Main St., Shiloh, IL 62269



OFFICE/RETAIL DEVELOPMENT SITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

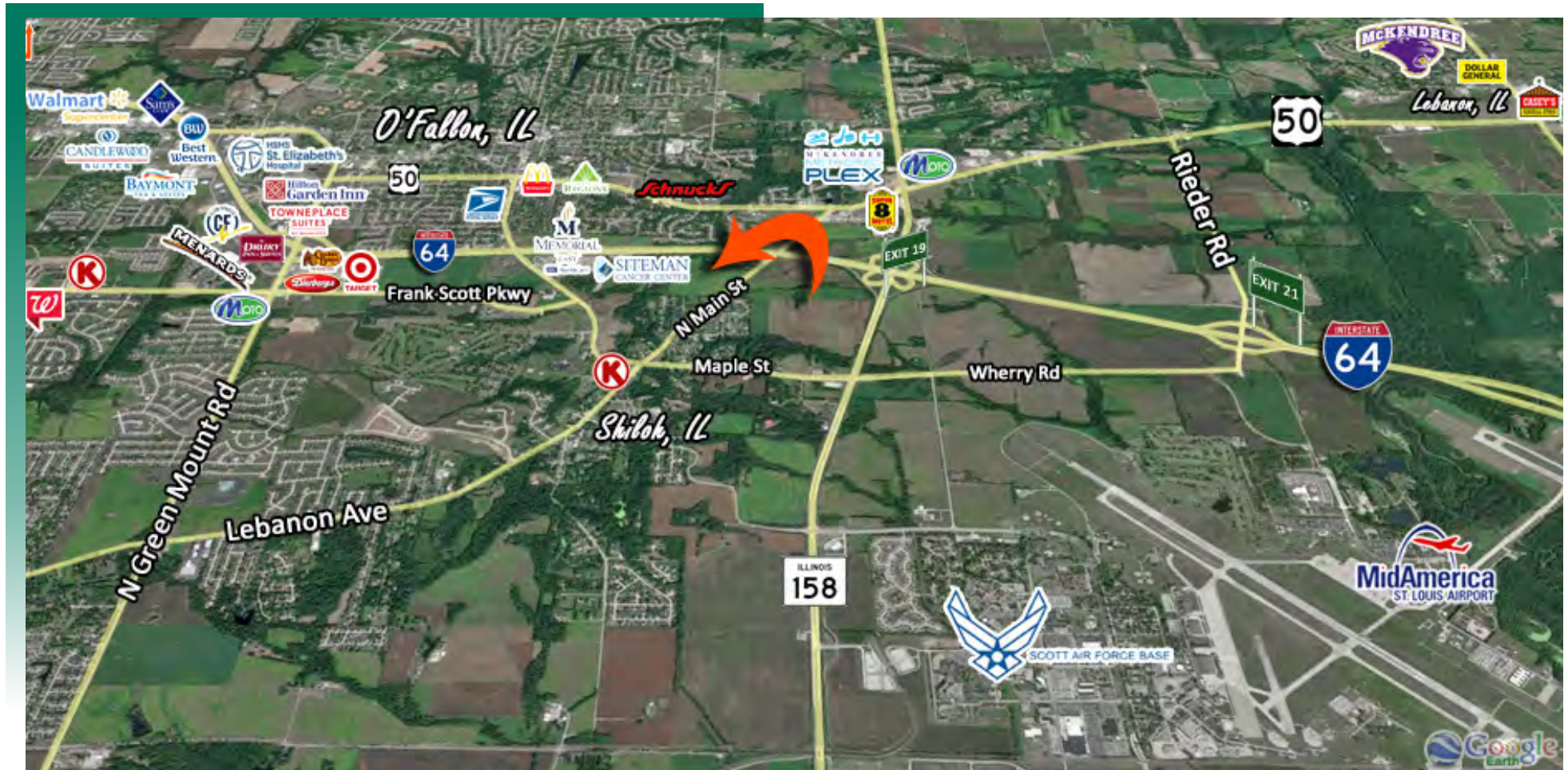
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

North Main St., Shiloh, IL 62269



LOCATION OVERVIEW

Memorial Hospital East and Siteman Cancer Center adjoin the Site to the West. The Savannah, a Luxury Apartment Complex will break ground is September 2020 and is just South of the Site. Further West of the Site on Frank Scott Pkwy, will be the home of the Auffenberg St. Clair Auto Mall. The Parkway 64 Corporate Center is also just West of the Site and is home to Edward Jones, Hilliard Lyons, Morgan Stanley, Davita, The Godard School, The New Heartland Women's Healthcare Center, U.S. Dept of Veterans Affairs and others.

LAND PROPERTY SUMMARY

NORTH MAIN STREET

LISTING # 437

LOCATION DETAILS:

Parcel #: 04-33.0-300-009/020/021 & 04-32.0-400-015/016
County: IL - St. Clair
Zoning: Agricultural - Village of Shiloh

PROPERTY OVERVIEW:

Lot Size: 76.80 Acres
Min Divisible Acres: 4.92
Max Contig Acres: 76.8
Frontage: 1468
Depth: 1803
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

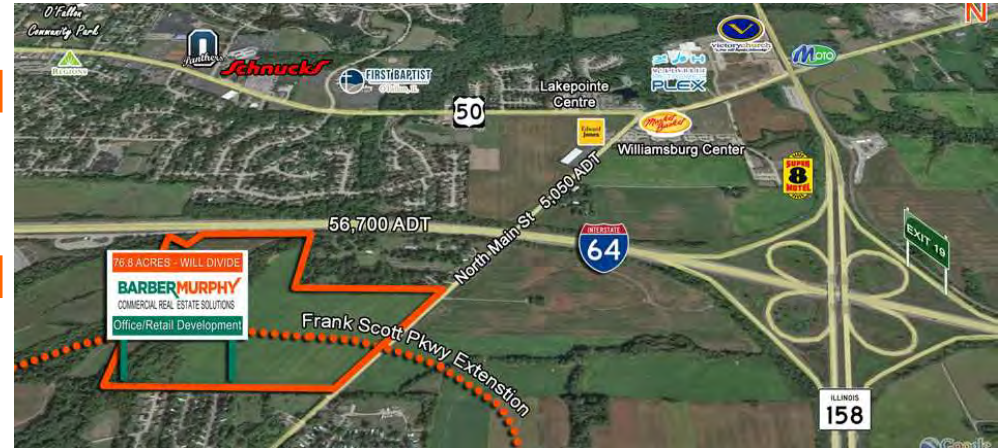
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: MidAmerica Airport

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 56,700
Taxes: \$1,574.98
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$13,381,632
Price / Acre: \$174,240
\$/SF (Land): \$4.00

UTILITY INFO:

Water Provider: City of Shiloh
Water Location: On Site
Sewer Provider: Lift Station
Sewer Location: SE corner of site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

Excellent Site for Office or Retail Development. Located along I-64, The future Frank Scott Parkway Extension, and adjacent to the ground recently purchased by Memorial Hospital. Within 5 Minutes of Scott Airforce Base and Mid America Airport.

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