

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
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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 the Siteman Cancer Center sit immediately west of the site, creating a strong medical and professional presence in the area. The Savannah, a planned luxury apartment community, is located just to the south. Continuing west along Frank Scott Parkway is the new Auffenberg Auto Mall, adding to the corridor's growing commercial activity. Also nearby is Dierberg's, Target and the Parkway 64 Corporate Center, Morgan Stanley, Davita, The Goddard School, the new Heartland Women's Healthcare Center, the U.S. Department of Veterans Affairs, and other professional users.

LOT DETAILS

North Main St., Shiloh, IL 62269



LOT DETAILS			
Lot #	Acreage	Price/SF	Parcel #
Lot 1	4.92 Acres	\$5.00/SF	04-33.0-300-021
Lot 2	14.76 Acres	\$5.00/SF	04-33.0-300-020 04-33.0-300-009
Lot 3	16.32 Acres	\$2.00/SF	04-32.0-400-016
Lot 4	36.56 Acres	\$2.00/SF	04-32.0-400-015

76.8 acres along the new Frank Scott Parkway extension. Excellent site for office or retail development. There is a proposed traffic light at the corner of Frank Scott Parkway and North Main Street.

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: \$1,576.82
Tax Year: 2025



SALE INFORMATION:

Price / Acre: \$87,120 - \$217,800
\$/SF (Land): \$2.00 - \$5.00

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

76.8 acres along the new Frank Scott Parkway extension. 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 Air Force Base and Mid America Airport. There is a proposed traffic light at the corner of Frank Scott Parkway and North Main Street.

Lot 1-4.92 Acres \$5.00/SF
Lot 2-14.76 Acres \$5.00/SF
Lot 3-16.32 Acres \$2.00/SF
Lot 4-36.56 Acres \$2.00/SF



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