

Siteman Development Site

North Main St., Shiloh, IL 62269



BARBERMURPHY

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Property Summary

76.8+/- Acre Development Site for Sale

1,468' of Frontage on I-64 with 56,700 ADT

Located along the future Frank Scott Pkwy Extension

Site is adjacent the new Memorial East Hospital and the
Siteman Cancer Center

Ideal for Office/Retail Development

SALE PRICE: \$4.00 per SF



AERIAL VIEW

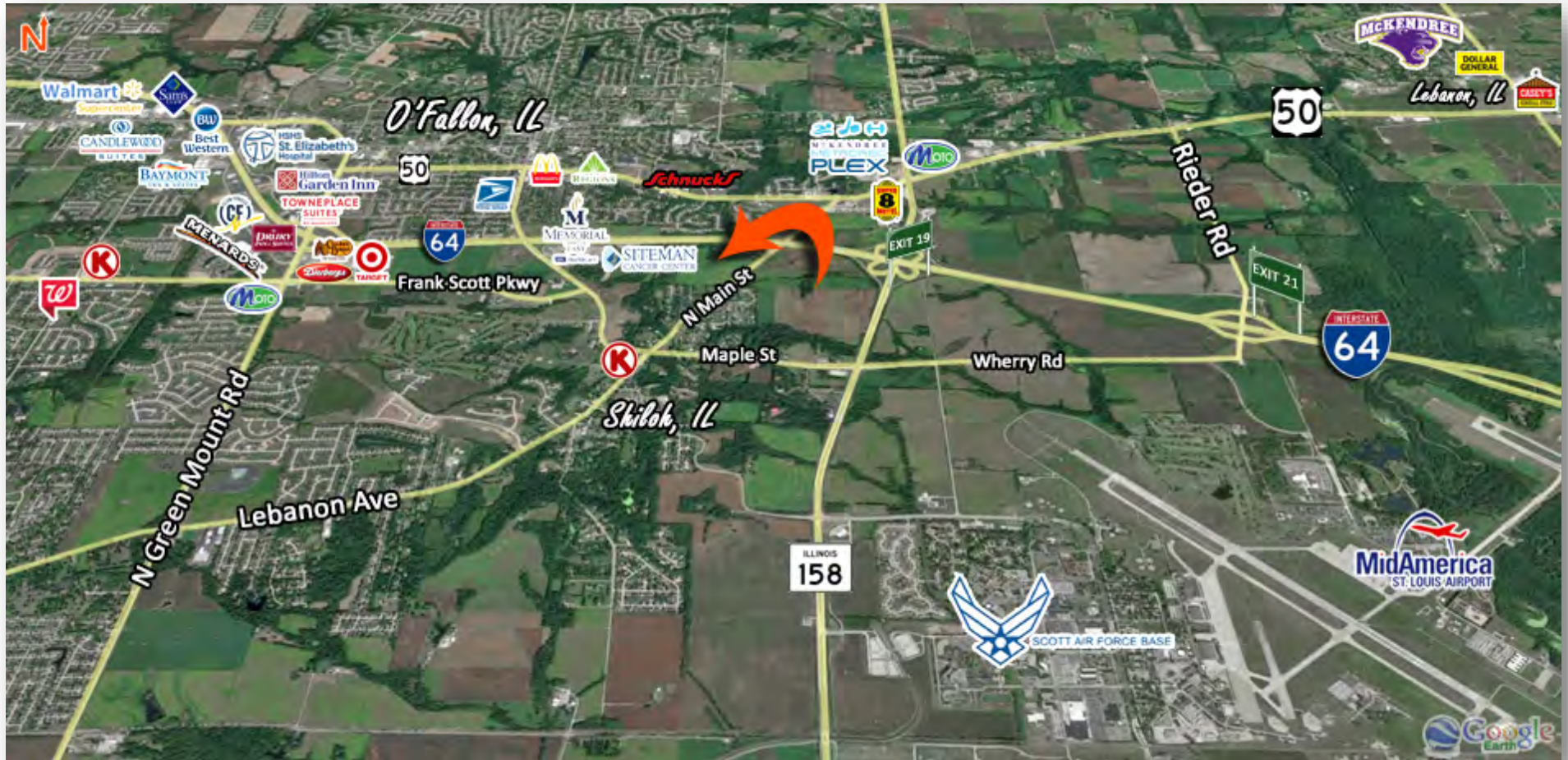
DEMOGRAPHICS

Population 4,806	HH Income \$95,434
1 Mile	
Businesses 109	Employees 1,404

Population 35,753	HH Income \$72,638
3 Mile	
Businesses 1,191	Employees 16,942

Population 84,259	HH Income \$69,021
5 Mile	
Businesses 2,770	Employees 38,420

AREA HIGHLIGHTS



Memorial Hospital East and Siteman Cancer Center adjoin the Site to the West. The Savannah, a Luxury Apartment Complex will break ground in 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.

Listing No: 437

Land

North Main Street
Shiloh, IL 62269

Total Acres Available: 76.80

Min Divisible Acres: 4.92

LAND MEASUREMENTS:

Acres: 76.80

Frontage: 1,468 FT

Depth: 1,803 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64

Rail: N/A

Barge: N/A

Airport: N/A

SALE INFORMATION:

For Sale: Yes

Sale Price:

Sale Price/Acre: \$196,020

Sale Price/SF: \$4.00

LEASE INFORMATION:

For Lease: No

Lease Rate:

Lease Term:

Comments

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.

PROPERTY INFORMATION:

Parcel No: 04-33.0-300-020/021

County: St. Clair

Zoning: Agricultural

Zoning By: Village of Shiloh

Complex:

TIF: No **Property Tax:** \$1,009.84

Enterprise Zone: No **Tax Year:** 2018

Survey: No

Environmental: No **Traffic Count:** 56,700

Archaeological: No **Topography:** Flat

UTILITY INFORMATION

Water Provider: City of Shiloh

Sewer Provider: Lift Station

Gas Provider: Ameren Illinois

Electric Provider: Ameren Illinois

Telecom Provider:

Service: **Location:** On Site

Service: **Location:** SE corner of Site

Service: **Location:** On Site

Service: **Location:** On Site

Service: **Location:**

Listing Broker(s)

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