

4.28 ACRE DEVELOPMENT SITE

1091 N Green Mount Rd., Shiloh, IL 62221

SALE PRICE: \$890,000



BARBERMURPHY
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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

1091 N Green Mount Rd., Shiloh, IL 62221



LOCATION OVERVIEW

Located 1/2 Mile to I-64, exit 16 near the corner of N. Green Mount Rd and Frank Scott Parkway. Site is Near Target, Dierberg's, Menard's and the New Memorial & St. Elizabeth Hospitals.

ADDITIONAL PROPERTY INFORMATION

1091 N Green Mount Rd., Shiloh, IL 62221



PROPERTY DESCRIPTION

- 4.28 Acre Office/Retail Development site
- 169' Frontage on Green Mount with 19,000 ADT
- Combine with neighboring parcel, 2.6 acres with 135' of frontage, for a total of 7+ Acres.

LAND PROPERTY SUMMARY

1091 NORTH GREEN MOUNT ROAD

LISTING # 1713

LOCATION DETAILS:

Parcel #: 08-01.0-200-029
County: IL - St. Clair
Zoning: B-2 - Village of Shiloh

PROPERTY OVERVIEW:

Lot Size: 4.28 Acres
Min Divisible Acres: 4.28
Max Contig Acres: 4.28
Frontage: 169
Depth: 622
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

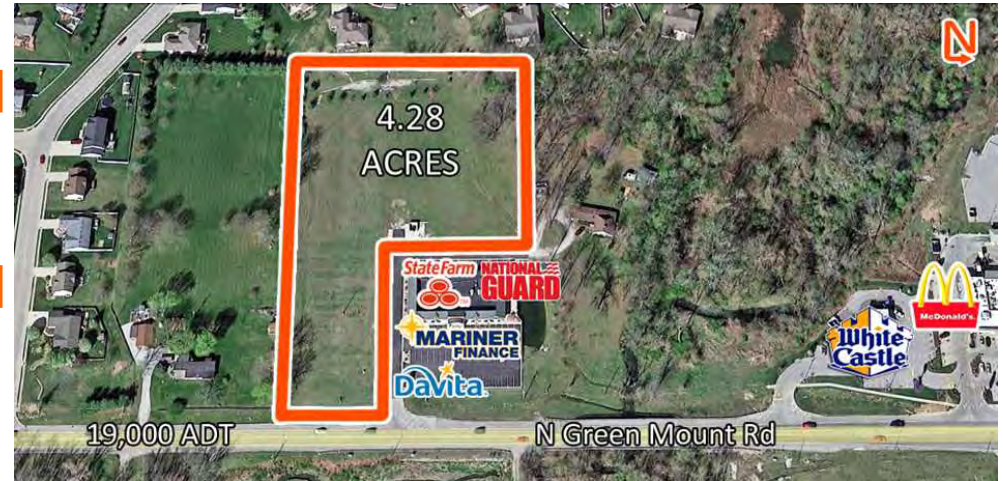
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: Mid America St. Louis

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 19000
Taxes: \$3,944.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$890,000
Price / Acre: \$207,944
\$/SF (Land): \$4.77

UTILITY INFO:

Water Provider: Illinois American
Water Location: On Site
Sewer Provider: Caseyville Township
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

4.28 Acres Commercial Development Site with 169' of frontage on North Green Mount. Zoned B-2 with All Utilities on Site. Combine with neighboring parcel for a total of 7+ acres.

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