

4.28 ACRE DEVELOPMENT SITE

1091 N Green Mount Rd., Shiloh, IL 62221

SALE PRICE: \$890,000



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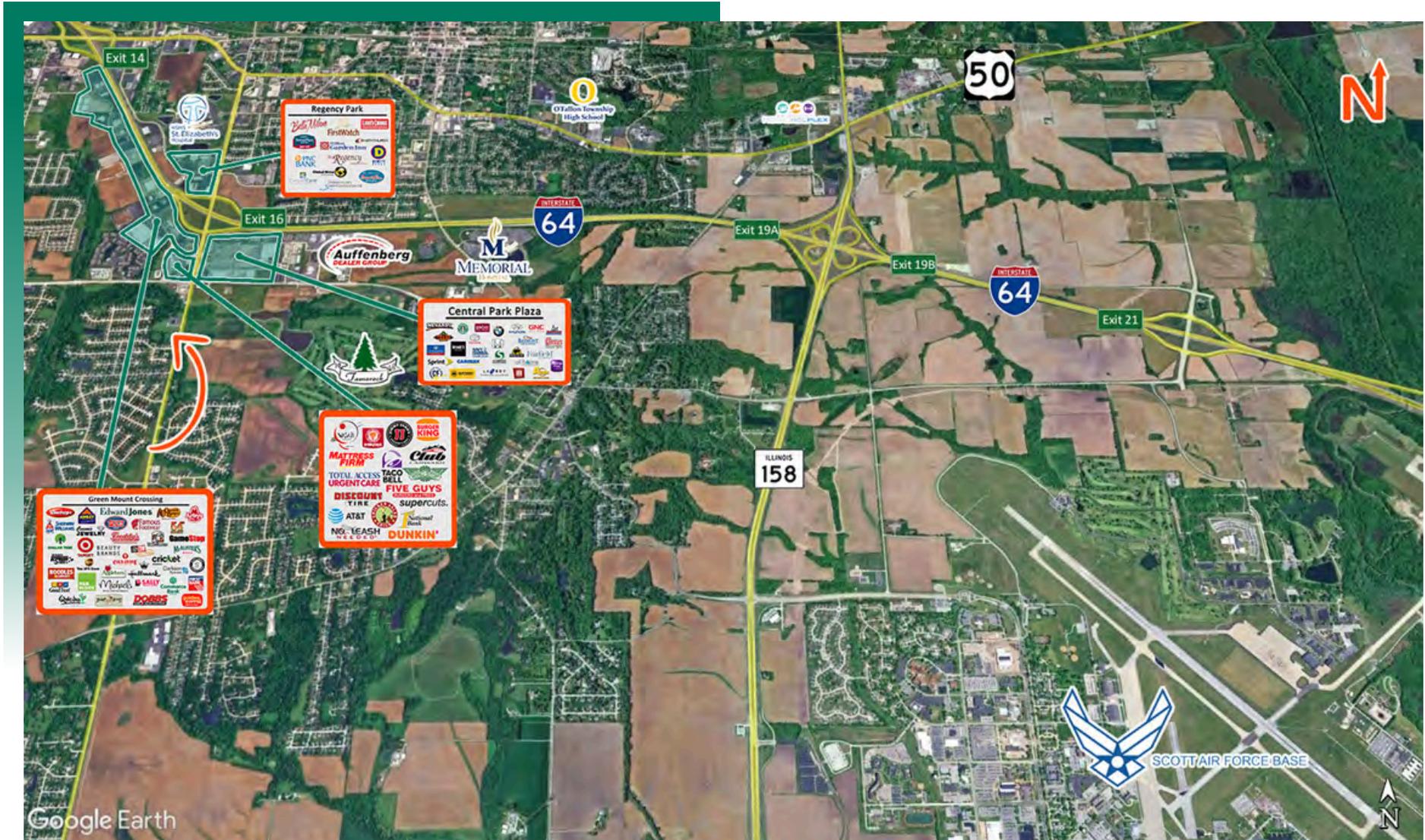
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

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: \$4,284.04
Tax Year: 2025



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. High-visibility location on N Green Mount Road. Minutes from Memorial Hospital East, Siteman Cancer Center & I-64. Strong traffic counts and established commercial corridor. Ideal for retail, office, medical, or service-based users. Dense surrounding residential and

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