

# 4.28 Acre Development Site

1091 North Green Mount Road, Shiloh, IL 62221



- 4.28 Acre Site ideal for Office, Retail or Restaurant
- 169' of frontage on North Green Mount Rd. with 19,000 ADT
- Directly across from the New Shiloh Springs Development
- Minutes from the new Memorial and St. Elizabeth's hospitals
- Less than 1 mile from I-64, Exit 16

Sale Price: \$4.77/SF



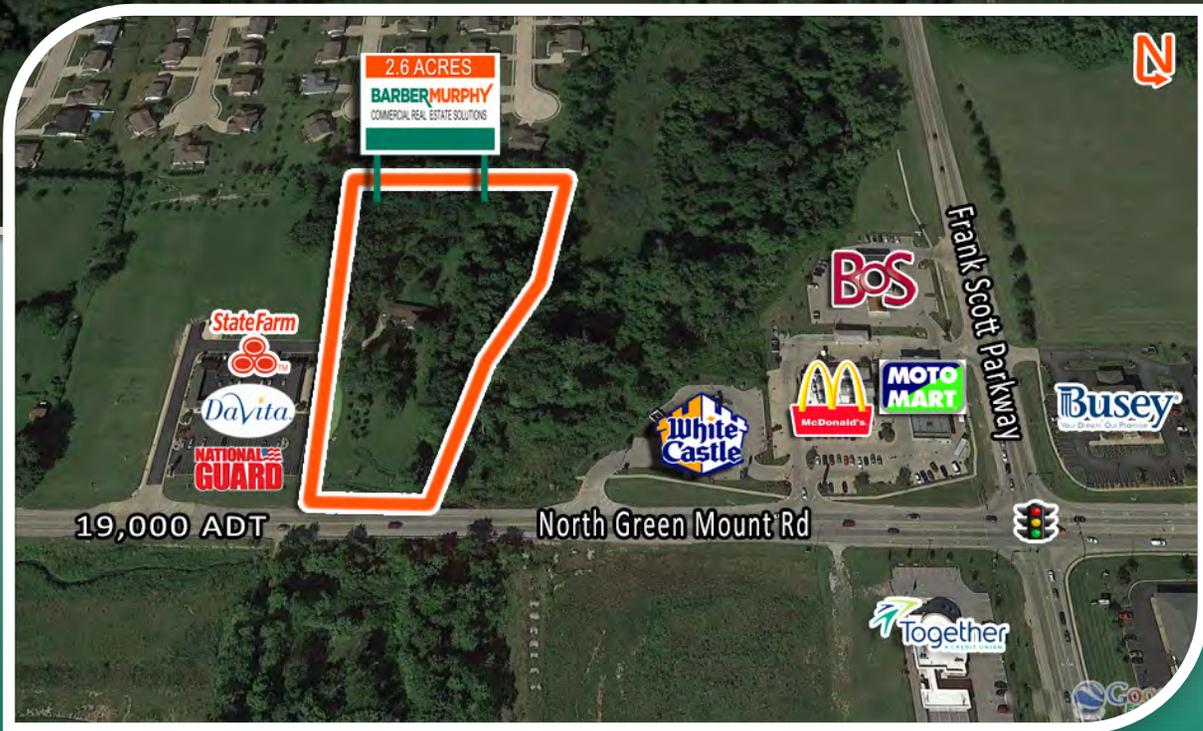
## BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Tony Smallmon  
C: 618.407.4240  
[TonyS@barbermurphy.com](mailto:TonyS@barbermurphy.com)

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.





Additional 2.6 Acres Available  
135' of Frontage

**Listing No:** 1713

**Land**

**Retail / Office**

1091 North Green Mount Road  
Shiloh, IL 62221

**Total Acres Available:** 4.28

**Min Divisible Acres:** 4.28

**LAND MEASUREMENTS:**

**Acres:** 4.28

**Frontage:** 169 FT

**Depth:** 622 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-64

**Rail:** No

**Barge:** No

**Airport:** MidAmerica St. Louis



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$890,000  
**Sale Price/Acre:** \$207,944  
**Sale Price/SF:** \$4.77

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

169' of Frontage on North Green Mount Rd. with 19,000 ADT. 1/2 mile to I-64 exit 16 Near Target, Dierberg's, the New Memorial Hospital and St. Elizabeth Hospital. Directly across from the new Shiloh Springs Development. Additional Acreage Available.

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-01.0-200-029	<b>TIF:</b> No	<b>Property Tax:</b> \$3,578.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2018
<b>Zoning:</b> B-2	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Shiloh	<b>Environmental:</b> No	<b>Traffic Count:</b> 19,000
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> Illinois American	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Caseyville Township	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b> AT&T and Charter	<b>Service:</b>	<b>Location:</b> On Site

**Listing Broker(s)**

Tony Smallmon  
Office: (618) 277-4400  
tonys@barbermurphy.com  
Cell: (618) 407-4240