

FOR SALE

REDUCED PRICE: 6.65 Acre Development Site

855 North Green Mount Rd., Shiloh, IL 62221



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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



PROPERTY SUMMARY

- Site is in close proximity to Memorial East Hospital, the New Siteman Cancer Center and St. Elizabeth's Hospital
- 1.5 Miles from I-64 (Exit 16)
- All Utilities on Site
- Controlled Access

REDUCED SALE PRICE:
4.73/AC SITE - \$6.50/SF (\$1,339,000)
1.92/AC SITE - \$7.17/SF (\$600,000)

Listing No: 1929.1 **Total Acres Available:** 6.65
Min Divisible Acres: 1.00

Land

855 North Green Mount Rd
Shiloh, IL 62221

LAND MEASUREMENTS:

Acres: 6.65
Frontage: 683 FT
Depth: 465 FT
Subdivide Site: Yes

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,939,000
Sale Price/Acre: \$291,578
Sale Price/SF: \$6.69

TRANSPORTATION :

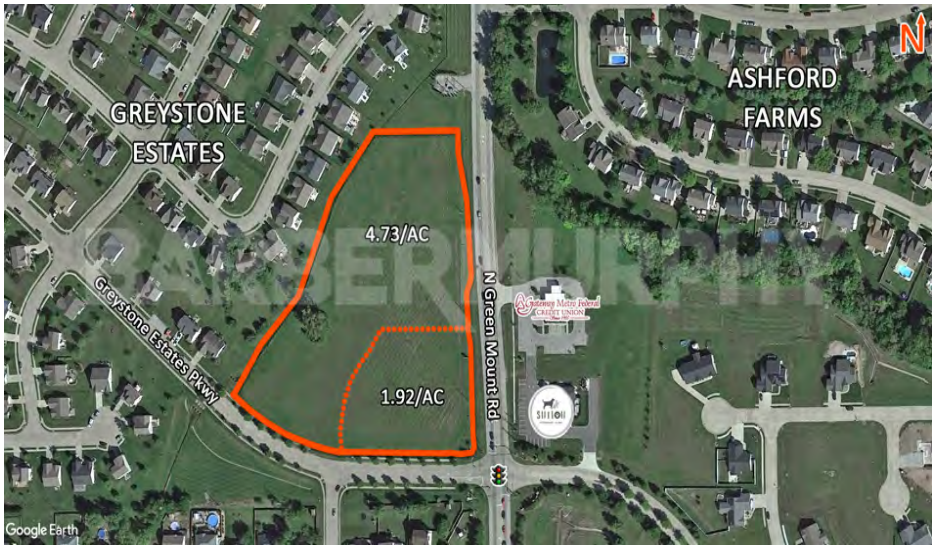
Interstate: I-64
Rail: N/A
Barge: N/A
Airport: Mid-America St. Louis Airport

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

High Profile 4.73 Acre Neighborhood Development Site on Green Mount Road. 410 ft frontage at entrance to Greystone Estates. 19,000 ADT. Located near Dierberg's, Target and Shiloh Retail District. Short distance from the New Memorial and St. Elizabeth's (2017) Hospitals. Less than 1 Mile to I-64, Exit 16. *An Additional 1.92 Acres at the Corner of N Green Mount and Greystone Estate Pkwy is also available.



PROPERTY INFORMATION:

Parcel No:	08-01.0-407-108	TIF:	No	Property Tax:	\$3,696.54
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2022
Zoning:	B-1 Neighborhood Comm	Survey:	No	Traffic Count:	19,000
Zoning By:	Village of Shiloh	Environmental:	No	Topography:	Mostly flat, with gentle slope
Complex:		Archaeological:	No		

UTILITY INFORMATION

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

Listing Broker(s)

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