2.83 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

964 North Green Mount Rd., Shiloh, IL 62221



SALE PRICE: $499,900

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
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.

AREA MAP

964 North Green Mount Rd., Shiloh, IL 62221



LOCATION OVERVIEW

Located 1/4 mile from the intersection of Frank Scott Parkway and North Green Mount Rd.

PROPERTY DETAILS

Property has 1058 FT. of frontage. Currently has a 1,290 SF house, garage and a pond on the property.

LAND PROPERTY SUMMARY

964 NORTH GREEN MOUNT RD

LISTING # 1827

LOCATION DETAILS:

Parcel #:	09-06.0-300-006
County:	IL - St. Clair
Zoning:	HB - Village of Shiloh

PROPERTY OVERVIEW:

Lot Size:	2.83 Acres
Min Divisible Acres:	2.83
Max Contig Acres:	2.83
Frontage:	1,058'
Depth:	IRR
Topography:	Flat
Archeological:	No
Environmental:	No
Survey:	No

TAX INCENTIVE ZONES:

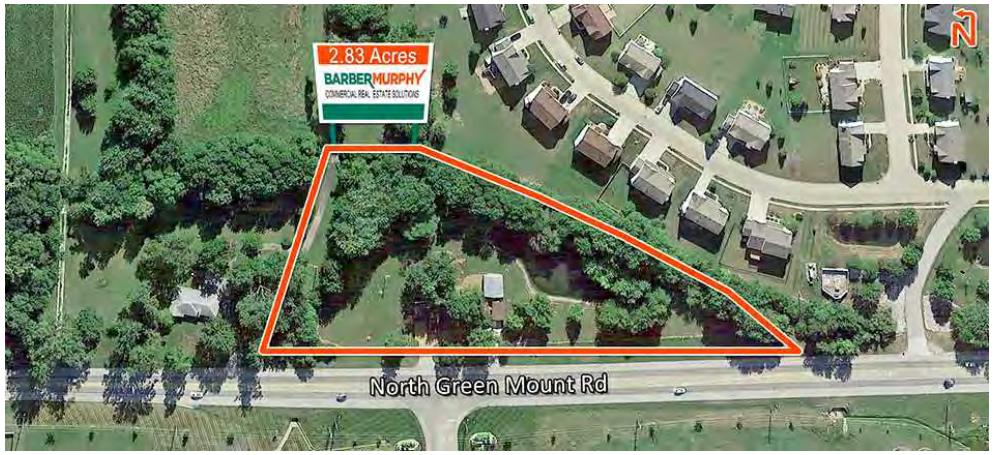
TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

TRANSPORTATION:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	19,000
Taxes:	$4,585.82
Tax Year:	2024



SALE INFORMATION:

Sale Price:	$499,900
Price / Acre:	$176,643
$/SF (Land):	$4.06

UTILITY INFO:

Water Provider:	Illinois American Water
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:

2.83 Acres For Sale on North Green Mount Rd. Property has 1058 FT. of frontage. Currently has a 1,290 SF house , garage and a pond on the property.

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