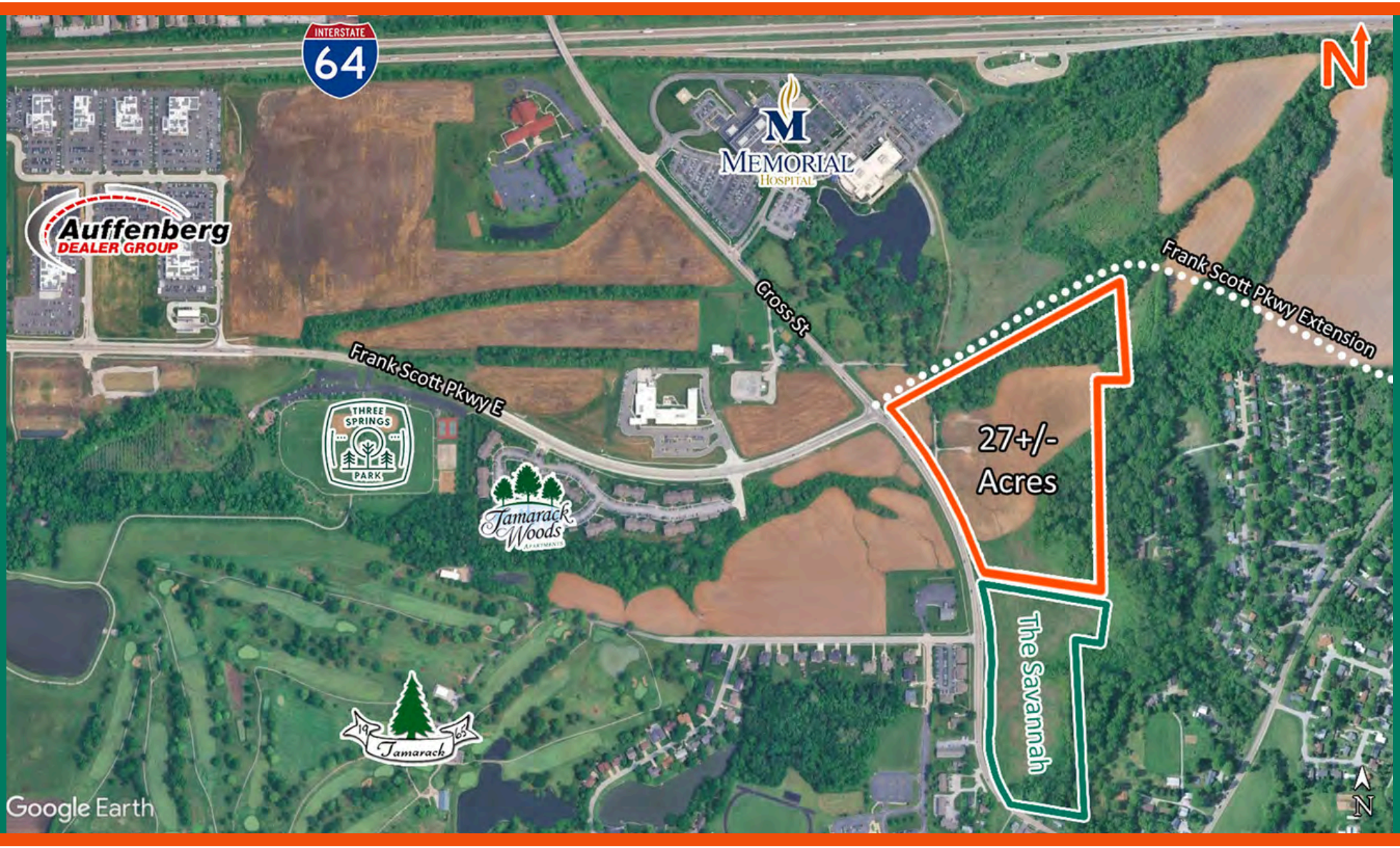
# 27+/- ACRE DEVELOPMENT SITE FOR SALE

Cross St. & Frank Scott Pkwy., Shiloh, IL 62269





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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

Cross St. & Frank Scott Pkwy., Shiloh, IL 62269




## LOCATION OVERVIEW

27.0 AC Site situated in a rapidly growing area. Adjoins Memorial/BJC Hospital and the Siteman Cancer Center. Convenient, easy access to I-64.

# LAND PROPERTY SUMMARY

## CROSS STREET & FRANK SCOTT PARKWAY

**LISTING #** 1125

### LOCATION DETAILS:

| | |
|---|---|
| **Parcel #:** | 09-05.0-208-005;010... |
| **County:** | IL - St. Clair |
| **Zoning:** | B-3 - Shiloh |

### PROPERTY OVERVIEW:

| | |
|---|---|
| **Lot Size:** | 27.0 Acres |
| **Min Divisible Acres:** | 27 |
| **Max Contig Acres:** | 27 |
| **Frontage:** | IRR |
| **Depth:** | IRR |
| **Topography:** | Level |
| **Archeological:** | Yes |
| **Environmental:** | No |
| **Survey:** | Yes |

### TAX INCENTIVE ZONES:

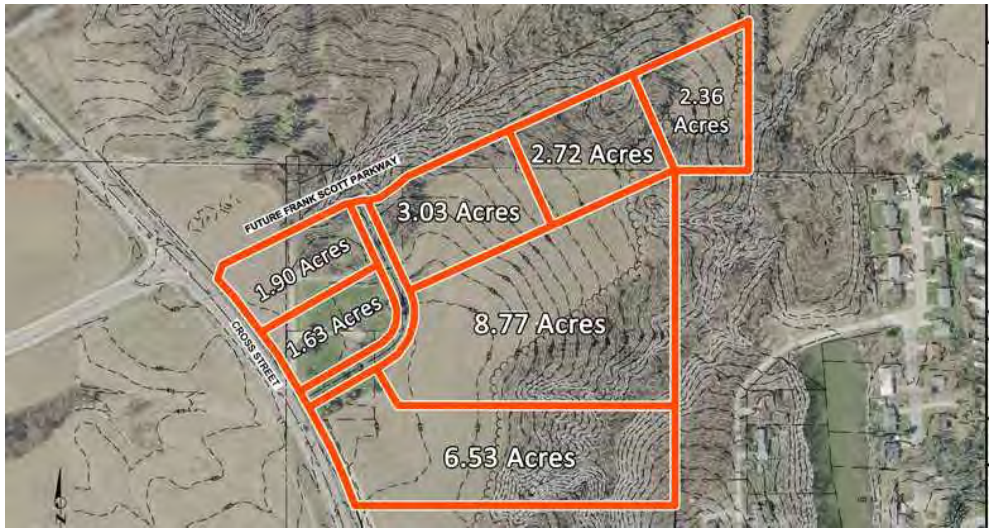
| | |
|---|---|
| **TIF District:** | No |
| **Enterprise Zone:** | No |
| **Opportunity Zone:** | No |
| **Foreign Trade Zone:** | No |

### TRANSPORTATION:

| | |
|---|---|
| **Interstate Access:** | I-64 |
| **Airport Access:** | St. Louis MidAmerica |

### DEMOGRAPHICS/FINANCIAL INFO:

| | |
|---|---|
| **Traffic Count:** | 10,300 |
| **Taxes:** | $2,136.00 |
| **Tax Year:** | 2022 |




### SALE INFORMATION:

| | |
|---|---|
| **Sale Price:** | $6,470,000 |
| **Price / Acre:** | $239,630 |
| **$/SF (Land):** | $5.50 |

### UTILITY INFO:

| | |
|---|---|
| **Water Provider:** | Illinois American Water |
| **Water Location:** | At/Near Site |
| **Sewer Provider:** | City of O'Fallon |
| **Sewer Location:** | At/Near Site |
| **Gas Provider:** | Ameren IL |
| **Gas Location:** | At/Near Site |
| **Electric Provider:** | Ameren IL |
| **Electric Location:** | At/Near Site |

### PROPERTY DESCRIPTION:

27.0 Acre Site is located on Cross Street in Shiloh, IL and is Commercially Zoned.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