

For Sale | 16.7 Acres, Will Divide

551 Corporate Center Drive, Shiloh, IL 62221

- ◆ Office park / commercial lots
- ◆ All utilities on site
- ◆ Office "Build-to-suit" available
- ◆ Located at Scott AFB main gate

Sale Price: \$1,419,500 (\$1.95 PSF)



1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
Fax (618) 277-4407

www.barbermurphy.com



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Aerial



Park Concept



BARBERMurphy

GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, IL 62269

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Land 16.70 Acres

551 Corporate Center Drive
Shiloh, IL 62221

SALE INFORMATION

For Sale: Yes
Sale Price: \$1,419,500
Sale Price/Acre: \$85,000.00
Sale Price/SF: \$1.95
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: level



PROPERTY INFORMATION

File No:		Frontage:		Depth:	
Parcel No:	09-09.0-400-016	Survey:	No	Archeological:	No
County:	Saint Clair	Environmental:	No	Rail Provider:	
Zoning:	B-2 Commercial	Traffic Count:		Tax Year:	2013
Zoning By:	Shiloh	Property Tax:	\$490	Enterprise Zone:	No
Complex:	Corporate Center	TIF:	Yes		
Acres:	16.70				

UTILITY INFORMATION

Water Provider:	IL American	Service:		Location:	On Site
Sewer Provider:	Shiloh	Service:		Location:	On Site
Gas Provider:	Ameren	Service:		Location:	On Site
Electric Provider:	Ameren	Service:		Location:	On Site
Telecom Provider:		Service:		Location:	

COMMENTS

This office park development is an ideal location for Scott AFB contractors or other regional offices serving Southwestern Illinois.

Listing Broker(s)

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