

The Villages at Wingate Commercial Lots



- ◆ Up to 30+/- Acres; Will Divide
 - ◆ Minutes from Area's Largest Employer - Scott Air Force Base
 - ◆ Nearly 150,000 people within 15 minute drive.
- Sale Price: \$3.00 - \$6.50 per SF**

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

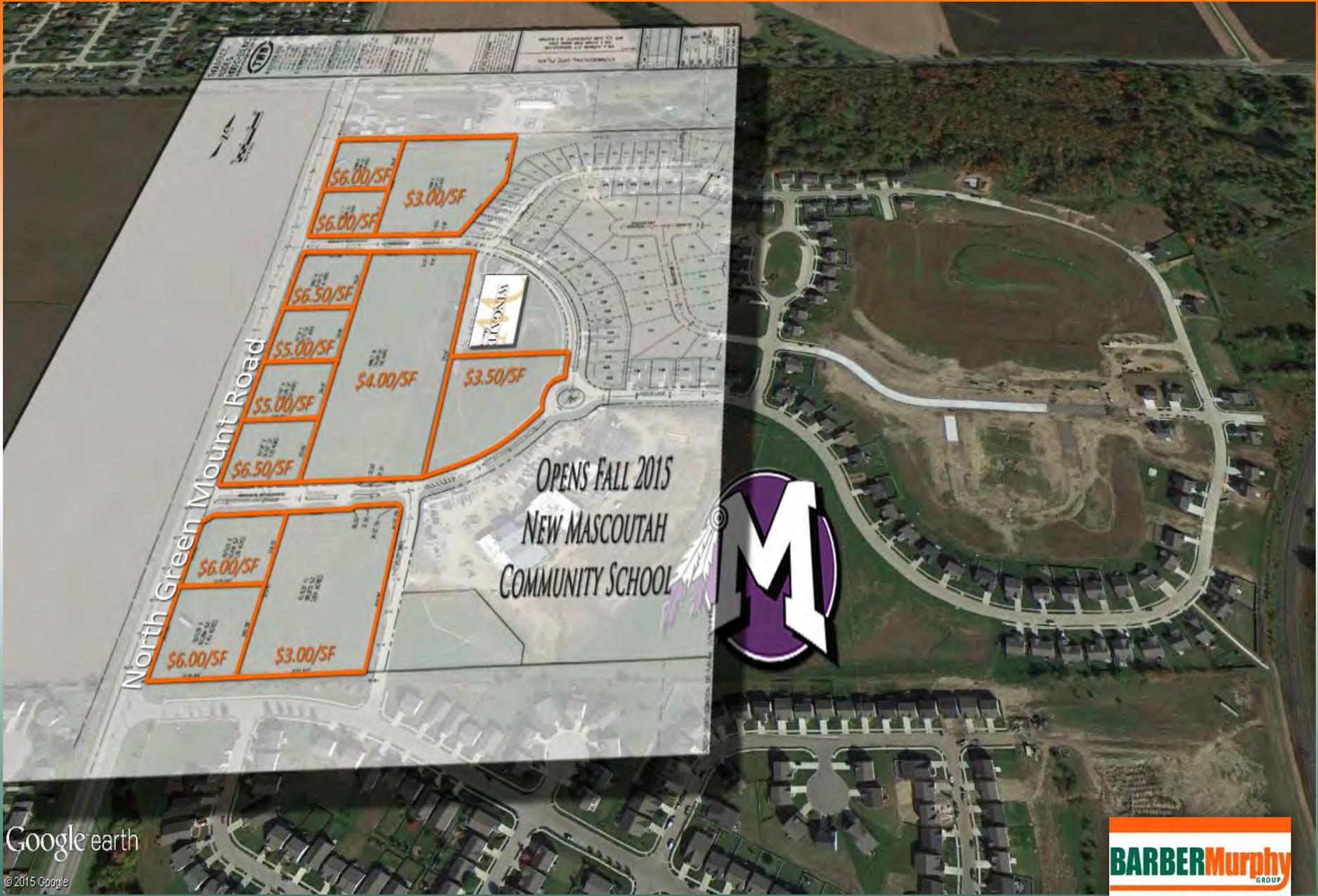


COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES



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North Green Mount Road

OPENS FALL 2015
NEW MASCOUTAH
COMMUNITY SCHOOL



Google earth

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COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

VILLAGES AT WINGATE



Proposed Lots



Lot Sizes

1	1.45 AC
2	1.20 AC
3	1.32 AC
4	1.21 AC
5	1.21 AC
6	1.32 AC
7	1.34 AC
8	1.60 AC
9	4.83 AC
10	7.93 AC
11	3.84 AC
12	3.00 AC

LEGEND

GREEN SPACE	RESERVED LOT
IMPROVED ROAD	EXISTING ROAD
IMPROVED WALK	WATER WASH DRIVE SERVICES
UNIMPROVED WALK	TOWNS
STREET	UNIMPROVED DRIVE
STREET	NEW DRIVEWAY
STREET	



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Land 6.49 Acres

North Green Mount Road
Shiloh, IL 62221

SALE INFORMATION

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$3.00 - \$6.00
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Flat



PROPERTY INFORMATION

File No: 600-1	Frontage: 525 FT	Depth: 550 FT
Parcel No: 09-18.0-303-001	Survey: No	Archeological: No
County: Saint Clair	Environmental: No	
Zoning: PB	Traffic Count: 15,700 ADT	Rail Provider:
Zoning By: Shiloh	Property Tax: \$541	Tax Year: 2014
Complex: Villages at Wingate	TIF: Yes	Enterprise Zone:
Acres: 6.49		

UTILITY INFORMATION

Water Provider: IL American	Service:	Location: Site
Sewer Provider: Village of Shiloh	Service:	Location: Site
Gas Provider: Ameren IP	Service:	Location: Site
Electric Provider: Ameren IP	Service:	Location: Site
Telecom Provider: AT&T	Service:	Location: Site

COMMENTS

172 AC master planned community with 268 home sites, senior living at Wingate Manor and a new elementary school for the Mascoutah Community Unit School District. Commercial frontage plans call for medical/professional office, neighborhood/service retail and dining. Zoned PB-Planned Business by the Village of Shiloh. 15,700+ ADT on N Green Mount Rd. www.VillagesatWingate.com

Listing Broker(s)

Collin Fischer
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Land 16.00 Acres

252 North Green Mount Road
Shiloh, IL 62221

SALE INFORMATION

For Sale: Yes
Sale Price:
Sale Price/Acre: \$115,384.62 - \$283,000.00
Sale Price/SF: \$3.50 - \$6.50
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: level



PROPERTY INFORMATION

File No: 1384	Frontage:	Depth:
Parcel No: 09-18.0-302-001 & 003	Survey: Yes	Archeological: No
County: Saint Clair	Environmental: No	Rail Provider:
Zoning: PB and MF	Traffic Count: 15,700 ADT	Tax Year: 2013
Zoning By: Shiloh	Property Tax: \$1,303	Enterprise Zone: No
Complex: Villages at Wingate	TIF: Yes	
Acres: 16.00		

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

172 acre master planned community with 268 home sites, senior living at Wingate Manor and a new elementary school for the Mascoutah Community Unit School District. Parcel 09-18.0-302-003 is 3 acres and zoned for multi-family use. Parcel 09-18.0-302-001 is 13 acres and zoned PB. Will divide!

Sale Price: \$3.50 - \$6.50 PSF

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

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Land 7.77 Acres

North Green Mount Road
Shiloh, IL 62221

SALE INFORMATION

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$3.00 - \$6.00
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Flat



PROPERTY INFORMATION

File No: 600-1	Frontage: 525 FT	Depth: 550 FT
Parcel No: 09-18.0-301-008	Survey: No	Archeological: No
County: Saint Clair	Environmental: No	
Zoning: PB	Traffic Count: 15,700 ADT	Rail Provider:
Zoning By: Shiloh	Property Tax: \$634	Tax Year: 2014
Complex: Villages at Wingate	TIF: Yes	Enterprise Zone:
Acres: 7.77		

UTILITY INFORMATION

Water Provider: IL American	Service:	Location: Site
Sewer Provider: Village of Shiloh	Service:	Location: Site
Gas Provider: Ameren IP	Service:	Location: Site
Electric Provider: Ameren IP	Service:	Location: Site
Telecom Provider: AT&T	Service:	Location: Site

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