

# 16.7 Acre Office | Retail Development Site

551 Corporate Center Drive & Air Mobility Drive (IL Route 158), Shiloh, Illinois 62269



**BARBERMURPHY**

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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.



## Property Summary

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16.7 Acre Office | Retail Development Site

All Utilities are Available at Site

Adjacent to proposed Metro Link Extension

Located at Scott Air Force Base Main Gate;

1.5 Miles to I-64, Exit 19

**SALE: \$72,500 per Acre**

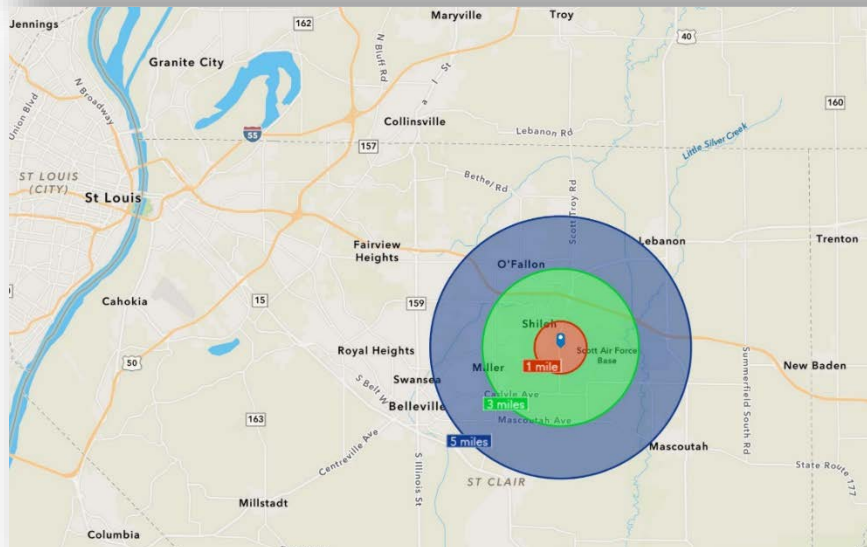
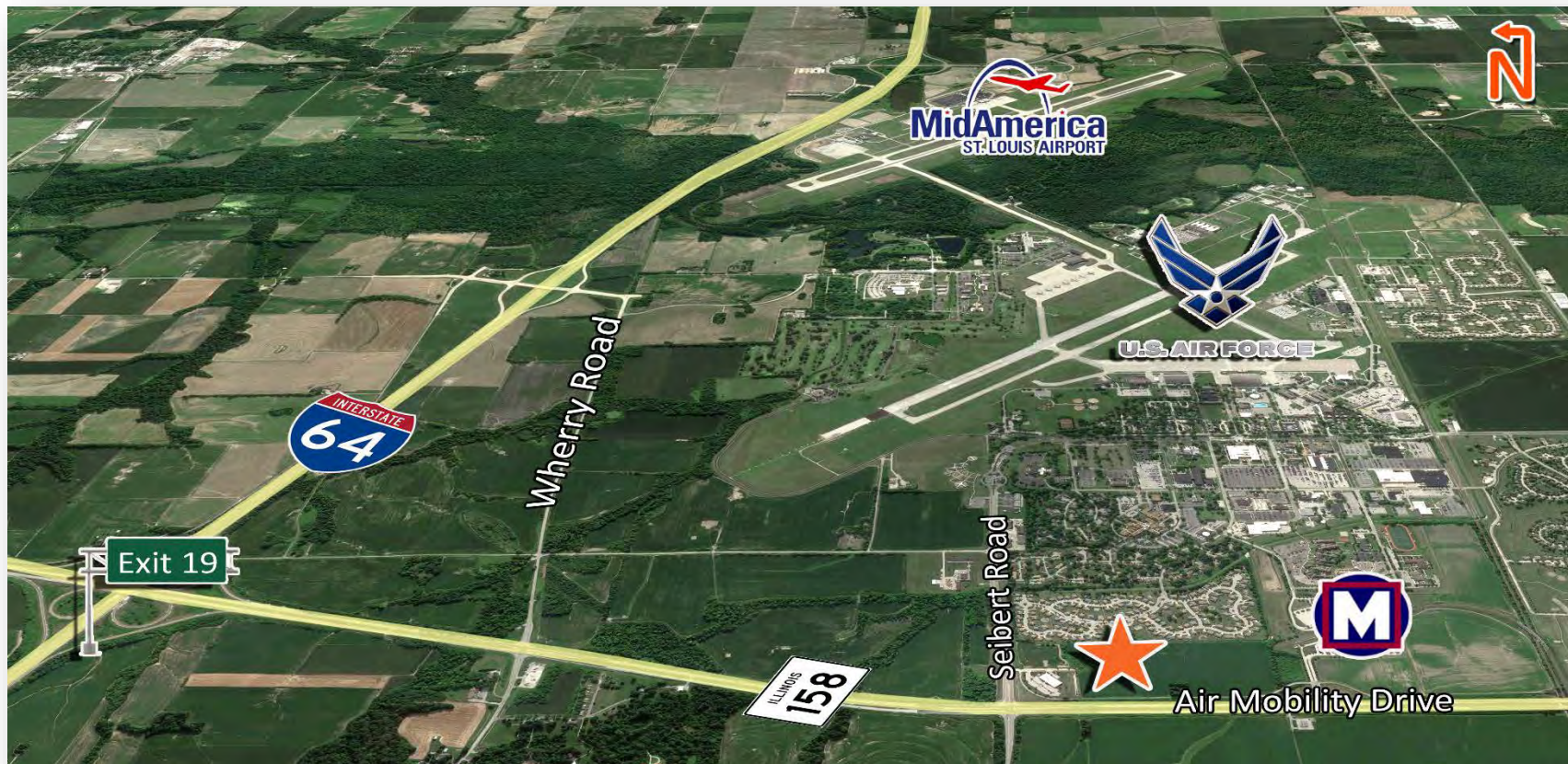


# AERIAL AND CONCEPT PLAN





# MAPS & DEMOGRAPHICS



## DEMOGRAPHICS

1 MILE	<ul style="list-style-type: none"> <li>• POPULATION - 5,123</li> <li>• HH INCOME - \$77,272</li> </ul>
3 MILES	<ul style="list-style-type: none"> <li>• POPULATION - 10,223</li> <li>• HH INCOME - \$119,158</li> </ul>
5 MILES	<ul style="list-style-type: none"> <li>• POPULATION - 54,481</li> <li>• HH INCOME - \$94,374</li> </ul>



**Listing No:** 1390

**Land**

**Office/Retail Dev. Site**

Air Mobility Drive - IL Route 158  
551 Corporate Center Drive  
Shiloh, IL 62221

### SALE INFORMATION:

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:** \$72,500  
**Sale Price/SF:**

### LEASE INFORMATION:

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

### Comments

This Office / Retail Development site is an ideal location for Scott Air Force Base contractors or other regional offices serving Southwestern Illinois. Adjacent to proposed Metro Link extension, 1.5 Miles to I-64, Exit 19.

**Total Acres Available:** 16.70

**Min Divisible Acres:**

### LAND MEASUREMENTS:

**Acres:** 16.70  
**Frontage:** 876 FT  
**Depth:** 709 (Irregular) FT

**Subdivide Site:** Yes

### TRANSPORTATION :

**Interstate:** I-64  
**Rail:**  
**Barge:**  
**Airport:** Mid-America Airport



### PROPERTY INFORMATION:

<b>Parcel No:</b> 09-09.0-400-018	<b>TIF:</b> No	<b>Property Tax:</b> \$752.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2019
<b>Zoning:</b> B-2 Commercial	<b>Survey:</b> No	
<b>Zoning By:</b> Shiloh	<b>Environmental:</b> No	<b>Traffic Count:</b> 16,900 (Seibert Rd)
<b>Complex:</b> Corporate Center	<b>Archaeological:</b> No	<b>Topography:</b> Level

### UTILITY INFORMATION

<b>Water Provider:</b> IL American	<b>Service:</b>	<b>Location:</b> Seibert Road
<b>Sewer Provider:</b> Shiloh	<b>Service:</b>	<b>Location:</b> Seibert Road
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> Seibert Road
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> Seibert Road
<b>Telecom Provider:</b> AT&T	<b>Service:</b>	<b>Location:</b> At Site

### Listing Broker(s)

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