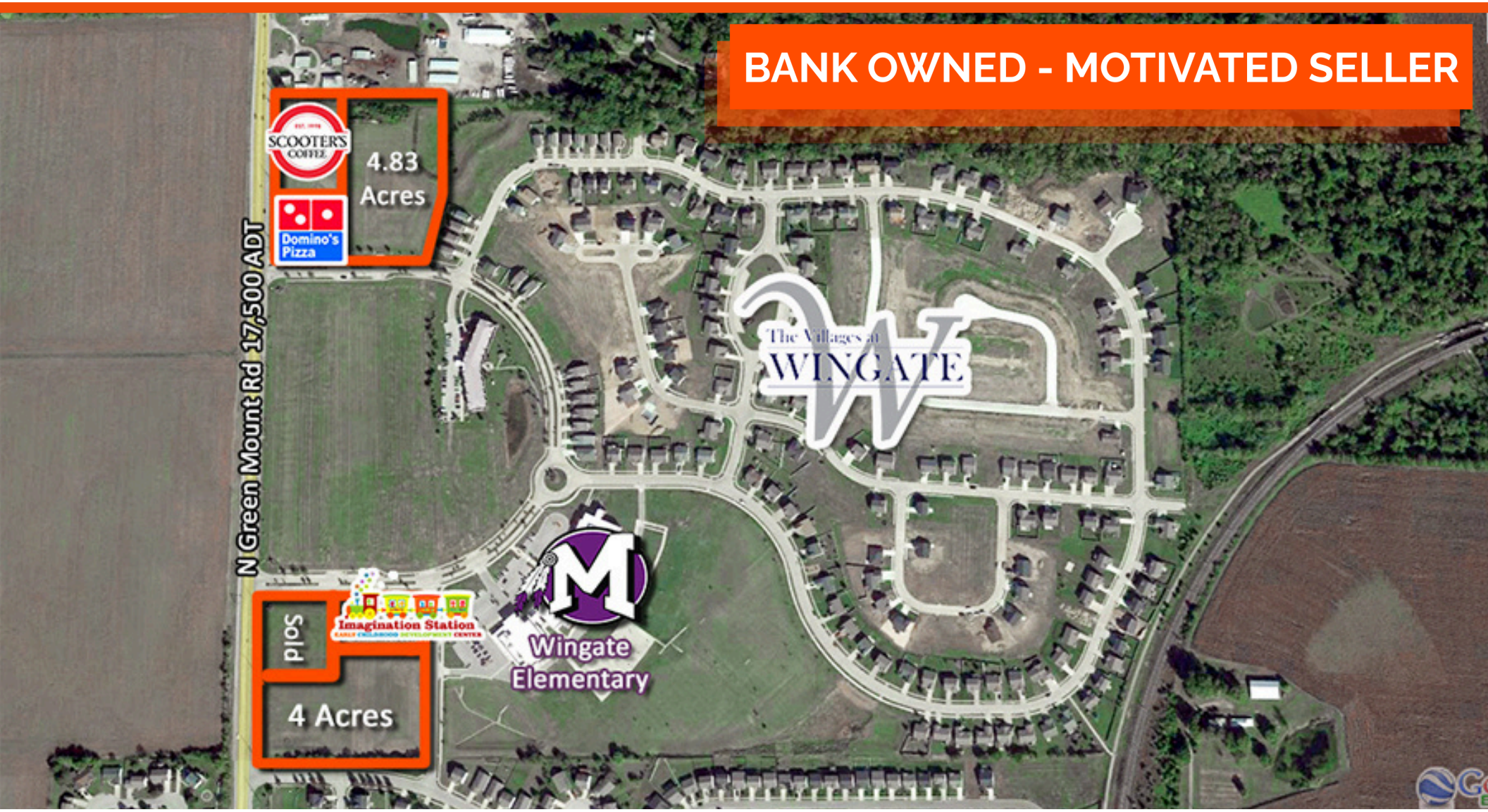
THE VILLAGES AT WINGATE - COMMERCIAL LOTS FOR SALE

N. Green Mount Rd., Shiloh, IL 62221



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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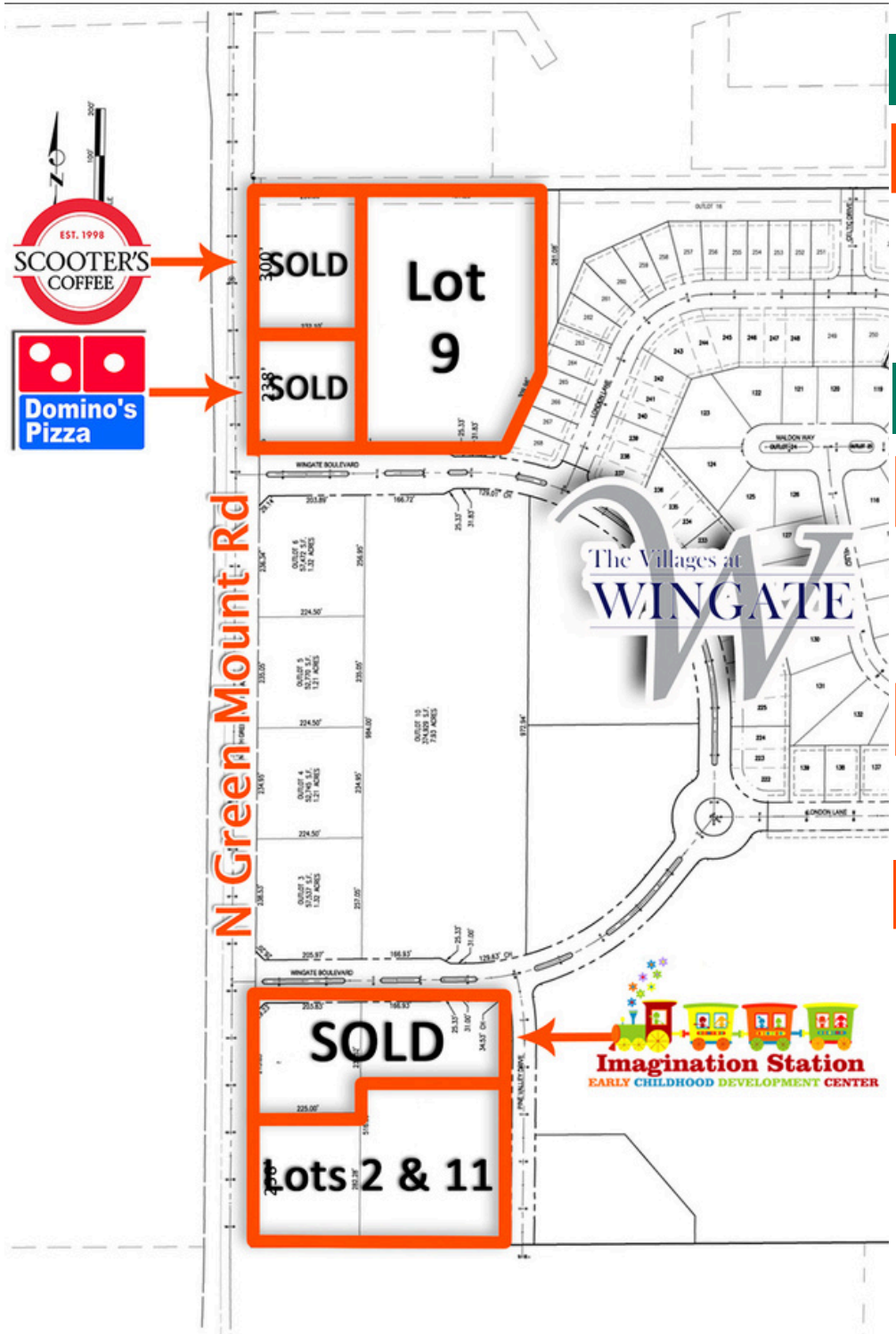
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



AVAILABILITY

LOT	ACREAGE	FRONTAGE
9	4.83	N/A
2 & 11	4.04	272’

DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Total Population	42,997	101,374	144,703
Total Households	18,960	46,181	64,528

Income	3 Miles	5 Miles	7 Miles
Average Household Income	$62,536	$61,276	$64,013

COMPANY/BUSINESS	# OF EMPLOYEES	DISTANCE
Scott Air Force Base	17,000	5 Miles
Southwestern Illinois College	13,000 Students	0.5 Miles
HSHS St. Elizabeth’s Hospital	1,000	3.5
Memorial Hospital East	450+	4

AREA MAP

N Green Mount Rd., Shiloh, IL

LOCATION OVERVIEW

- Up to 8.87+/- Acres – Will Divide
- Minutes from the Area's Largest Employers, including Scott Air Force Base
- Nearly 150,000 people within a 15-minute drive
- Wingate Subdivision has 268 Home Sites
- Join the Imagination Station, Domino's Pizza, & Scooter's Coffee

LAND PROPERTY SUMMARY - LOT 2

WINGATE BLVD

LISTING # 600

LOCATION DETAILS:

Parcel #:	09-18.0-303-004
County:	IL - St. Clair
Zoning:	PB - Shiloh

PROPERTY OVERVIEW:

Lot Size:	4.04 Acres
Min Divisible Acres:	4.04
Max Contig Acres:	4.04
Frontage:	272
Depth:	550
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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	17,500
Taxes:	$20,423.00
Tax Year:	2024

SALE INFORMATION:

Sale Price:	$66,873
$/SF (Land):	$0.38

UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Village of Shiloh
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site

PROPERTY DESCRIPTION:

Wingate in Shiloh IL is a 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. 17,500 ADT on N Green Mount Rd.
Airport: MidAmerica St. Louis

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LAND PROPERTY SUMMARY - LOT 9

310 WINGATE BOULEVARD

LISTING # 600

LOCATION DETAILS:

Parcel #:	09-18.0-325-003
County:	IL - St. Clair
Zoning:	PB - Shiloh

PROPERTY OVERVIEW:

Lot Size:	4.83 Acres
Min Divisible Acres:	4.83
Max Contig Acres:	4.83
Frontage:	N/A
Depth:	550
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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count:	17,500
Taxes:	$14,868.00
Tax Year:	2024

SALE INFORMATION:

Sale Price:	$79,950
$/SF (Land):	$0.38

UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Village of Shiloh
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site

PROPERTY DESCRIPTION:

Wingate in Shiloh IL is a 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. 17,500 ADT on N Green Mount Rd

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