

# The Villages at Wingate – Commercial Lots

North Green Mount Rd., Shiloh, IL 62221



Reduced Price: \$2.50-\$4.50/SF

- Up to 11+/- Acres; Will Divide
- Minutes from Area's Largest Employer - Scott Air Force Base
- Nearly 150,000 people within 15 minute drive
- Wingate Subdivision has 268 Home Sites (Nearly 80% Built Out)

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS Collin Fischer - CCIM  
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.420.2376  
618.277.4400 [barbermurphy.com](http://barbermurphy.com) [CollinF@barbermurphy.com](mailto:CollinF@barbermurphy.com)

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.

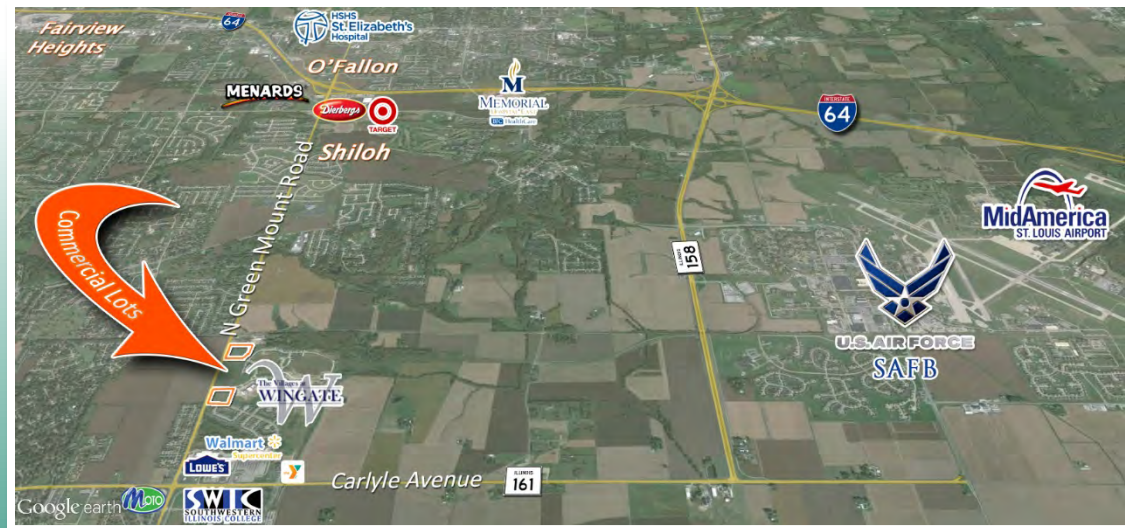




Lot 7: 1.34 Acres – 238' of Frontage  
 Lot 8: 1.6 Acres – 300' of Frontage  
 Lot 9: 4.83 Acres  
 Lots 2 & 11: 4.0 Acres – 238' of Frontage



	1 Mile	3 Miles	5 Miles
Population	14,396	57,417	134,024
HH Income	\$63,170	\$59,606	\$60,367



Scott Air Force Base	17,000 Employees	5 Miles
Southwestern Illinois College	13,000 Students	0.5 Miles
HSHS St. Elizabeth's Hospital	1,000 Employees	3.5 Miles
Memorial Hospital East	450+ Employees	4.0 Miles

**Listing No:** 600

**Land**

Villages at Wingate Outlot South  
114 Wingate Blvd  
Shiloh, IL 62221

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:** \$2.50-\$4.50

**LEASE INFORMATION:**

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

**Comments**

172 AC master planned community with 268 home sites, senior living 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. ADT trending up with an additional 500+/- cars added each year. Developed lots from \$2.50/SF

**Total Acres Available:** 4.06

**Min Divisible Acres:** 1.00

**LAND MEASUREMENTS:**

**Acres:** 4.06  
**Frontage:** 335 FT  
**Depth:** 550 FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 09-18.0-303-003	<b>TIF:</b> No	<b>Property Tax:</b> \$21,929.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2018
<b>Zoning:</b> PB	<b>Survey:</b> No	
<b>Zoning By:</b> Shiloh	<b>Environmental:</b> No	<b>Traffic Count:</b> 17,500
<b>Complex:</b> Villages at Wingate	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> IL American	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Village of Shiloh	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b> AT&T	<b>Service:</b>	<b>Location:</b> On Site

**Listing Broker(s)**

Collin Fischer CCIM  
Office: (618) 277-4400  
collinf@barbermurphy.com  
Cell: (618) 420-2376



**Listing No:** 600

**Land**

**Office/Retail**

Villages at Wingate Outlots 7, 8, 9  
North Green Mount Road  
Shiloh, IL 62221

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:** \$2.50-\$4.50

**LEASE INFORMATION:**

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

**Comments**

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**Total Acres Available:** 7.77  
**Min Divisible Acres:** 1.34

**LAND MEASUREMENTS:**

**Acres:** 7.77  
**Frontage:** 525 FT  
**Depth:** 550 FT  
**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 09-18.0-301-008	<b>TIF:</b> No	<b>Property Tax:</b> \$21,787.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2018
<b>Zoning:</b> PB	<b>Survey:</b> No	
<b>Zoning By:</b> Shiloh	<b>Environmental:</b> No	<b>Traffic Count:</b> 17,500
<b>Complex:</b> Villages at Wingate	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> IL American	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Village of Shiloh	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b> AT&T	<b>Service:</b>	<b>Location:</b> On Site

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