

The Villages at Wingate – Commercial Lots

N. Green Mount Rd., Shiloh, IL 62221

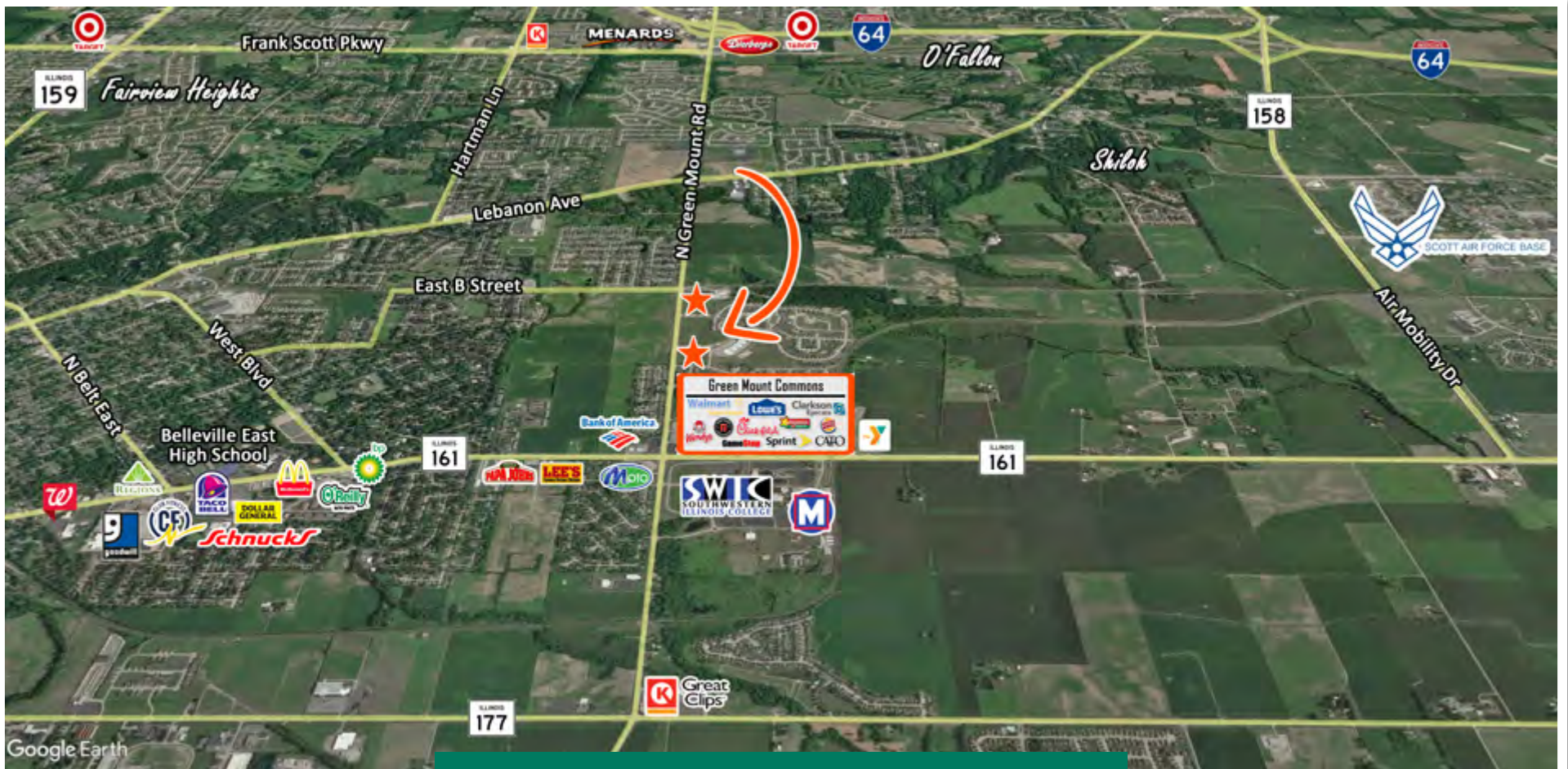


BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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PROPERTY SUMMARY

Up to 10.5+/- 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 and Domino's Pizza (coming soon)

SALE PRICE: \$2.50-\$4.50 PER SF



LOT	ACREAGE	FRONTAGE
8	1.6	300'
9	4.83	N/A
2 & 11	4.0	238'

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+	4.0

Listing No: 600

Land

Office/Retail

**Villages at Wingate Outlots 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

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: 6.43
Min Divisible Acres: 1.60

LAND MEASUREMENTS:

Acres: 6.43
Frontage: 525 FT
Depth: 550 FT
Subdivide Site: Yes

TRANSPORTATION :

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

PROPERTY INFORMATION:

Parcel No: 09-18.0-301-008	TIF: No	Property Tax: \$22,273.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2019
Zoning: PB	Survey: No	
Zoning By: Shiloh	Environmental: No	Traffic Count: 17,500
Complex: Villages at Wingate	Archaeological: No	Topography: Flat

UTILITY INFORMATION

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

Listing Broker(s)

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



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:

Parcel No: 09-18.0-303-003	TIF: No	Property Tax: \$21,929.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2018
Zoning: PB	Survey: No	
Zoning By: Shiloh	Environmental: No	Traffic Count: 17,700
Complex: Villages at Wingate	Archaeological: No	Topography: Flat

UTILITY INFORMATION

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

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