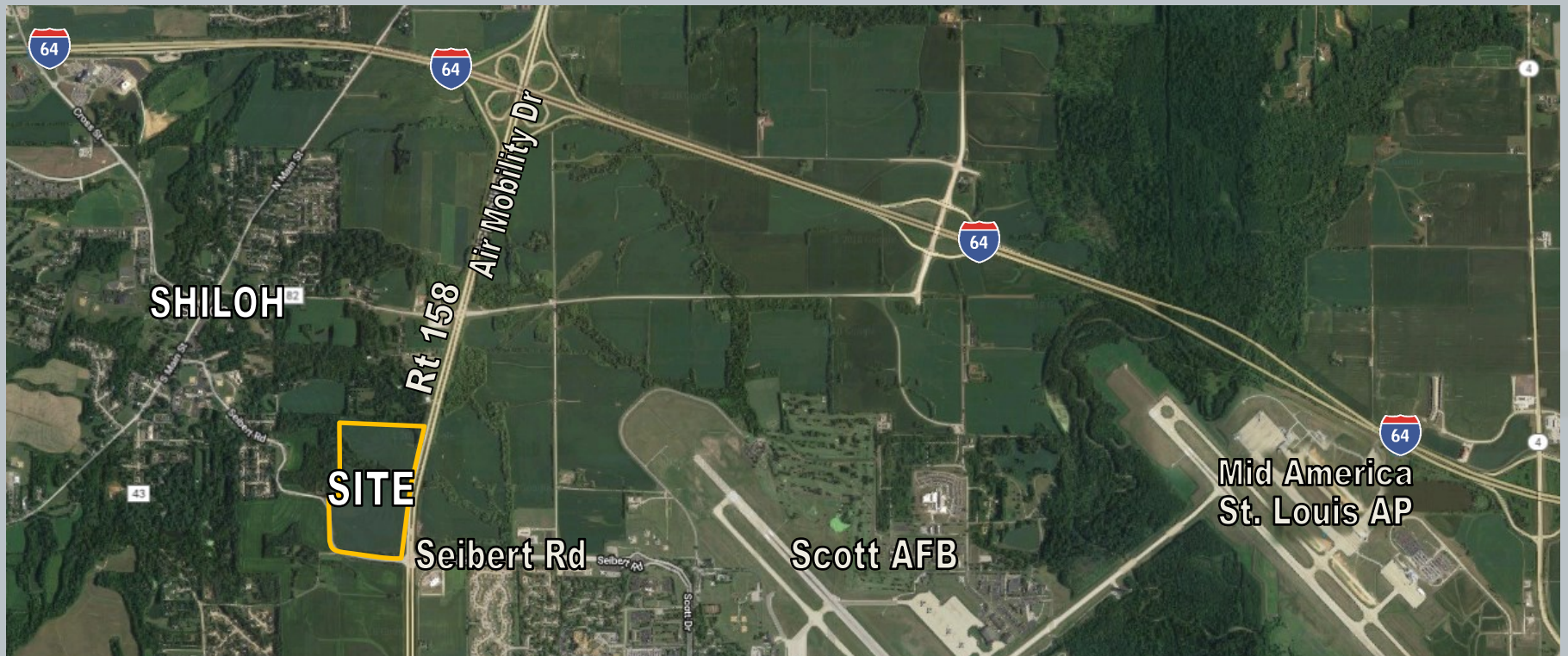


PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



PRESENTED BY:

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Vice President

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TABLE OF CONTENTS

Property Description	Pages 1-2
Regional Map	Page 3
Parcel Map	Page 4
USGS Location Map	Page 5
Illinois American Water Map	Page 6
Village of Shiloh Sewer Map	Page 7
Demographics - Seibert Rd & IL Rt 158	Page 8

PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



PROPERTY DESCRIPTION

The property is in the Village of Shiloh, Illinois. Accessibility is via Seibert Rd at Rt 158 just south of I-64. The most important feature influencing the property is Scott Air Force Base. The land is in agricultural use. The I-64 interchange is 1 mile north. (The two southern quadrants are in the air hazard zone.) The Village Comprehensive Plan calls for the property to be developed for office and business, although residential may be considered, including new urbanism. The property totals 82.25 acres.

PRICE: \$2,878,750 (\$35,000 Per Acre)

Qualities

- Location proximate to Main Gate for Scott Air Force Base (\$3 billion yearly into the regional economy; Southern Illinois largest employer; 13,000 employees; 4,500 civilian
- Located in a strong market; O'Fallon/Shiloh
- Positive trends of development and population growth in the market
- Good visibility
- Good accessibility
- Signalized intersection in place
- Development trends are moving toward the property
- The Village of Shiloh is a pro-development community

PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



PROPERTY DESCRIPTION (Continued)

- ADT
 - Rt 158 - 12,400 VPD
 - Seibert Rd West of Rt 158 - 5,100 VPD
 - Seibert Rd East of Rt 158 - 16,100 VPD
- Current zoning is B-2 Office/Business
- No floodplain, wetlands, surface water issues
- Site is relatively level, some rolling hills
- Possible archaeological sites in the northeast portion of the property
- Airport Zones limit height to 150 feet
- Not undermined
- TIF B in place (approximately 2 years remaining)
- 8" water line at site
- 12" sewer line east site of Rt 158
- 16" sewer main 2,000' north

PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



REGIONAL MAP



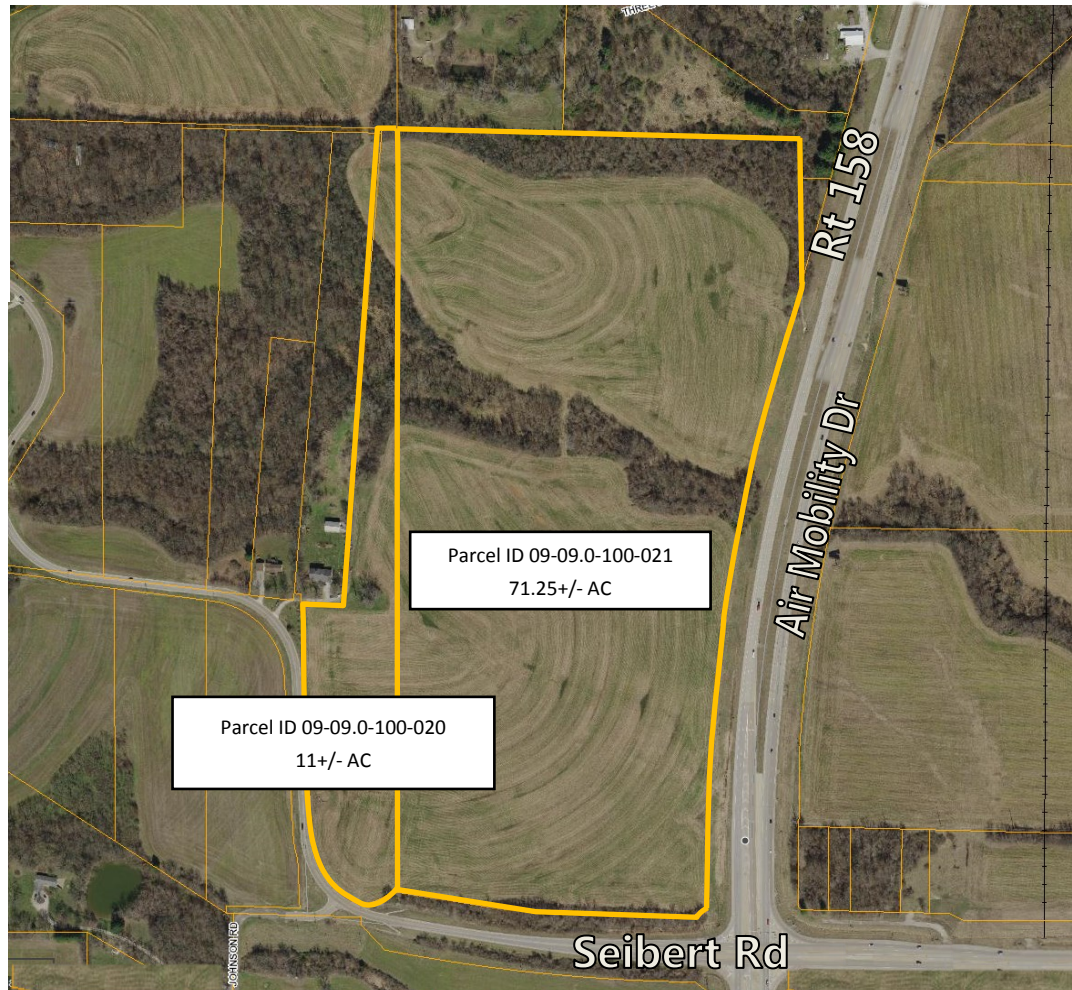
PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



PARCEL MAP



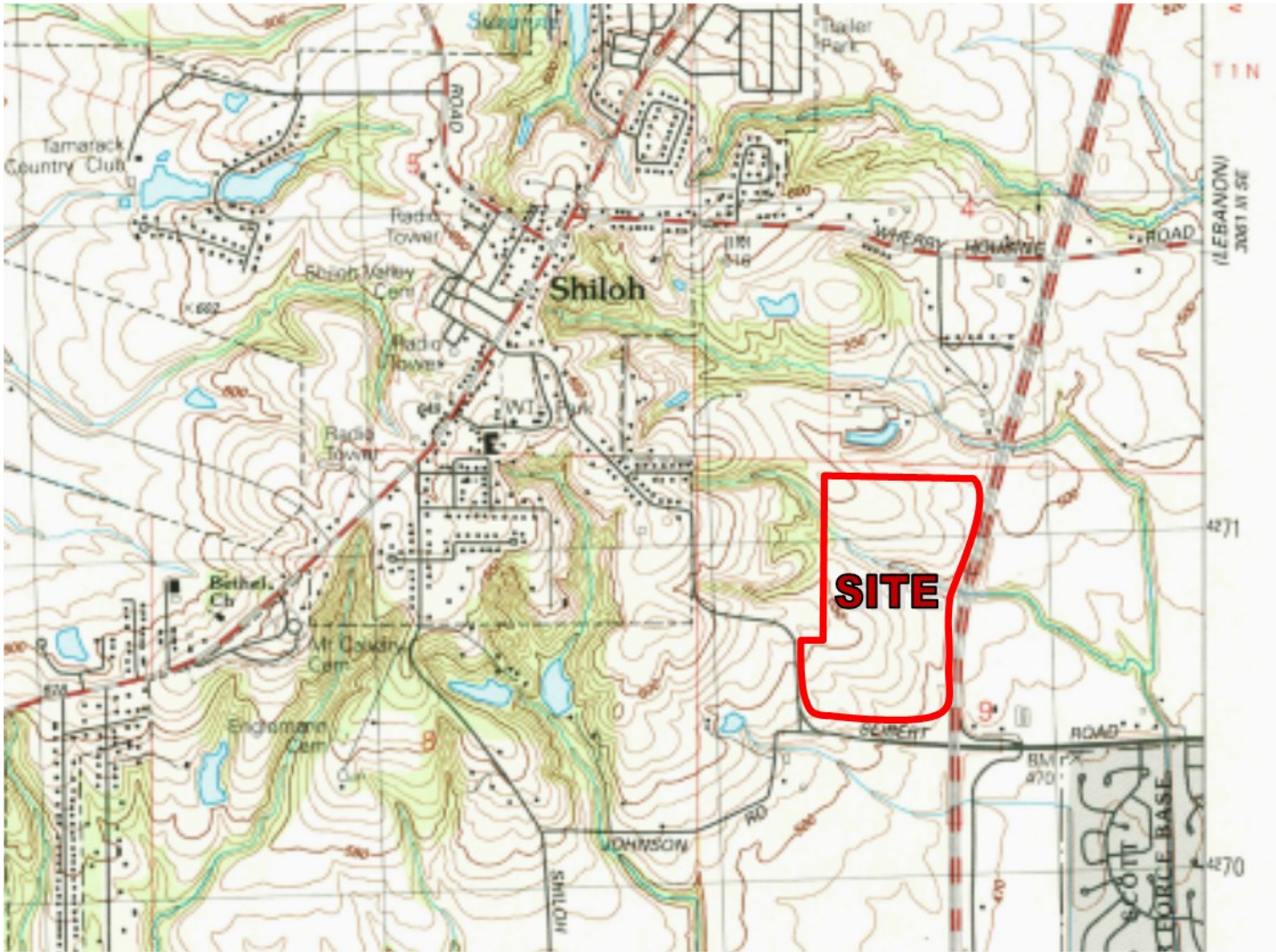
PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



USGS LOCATION MAP



PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221

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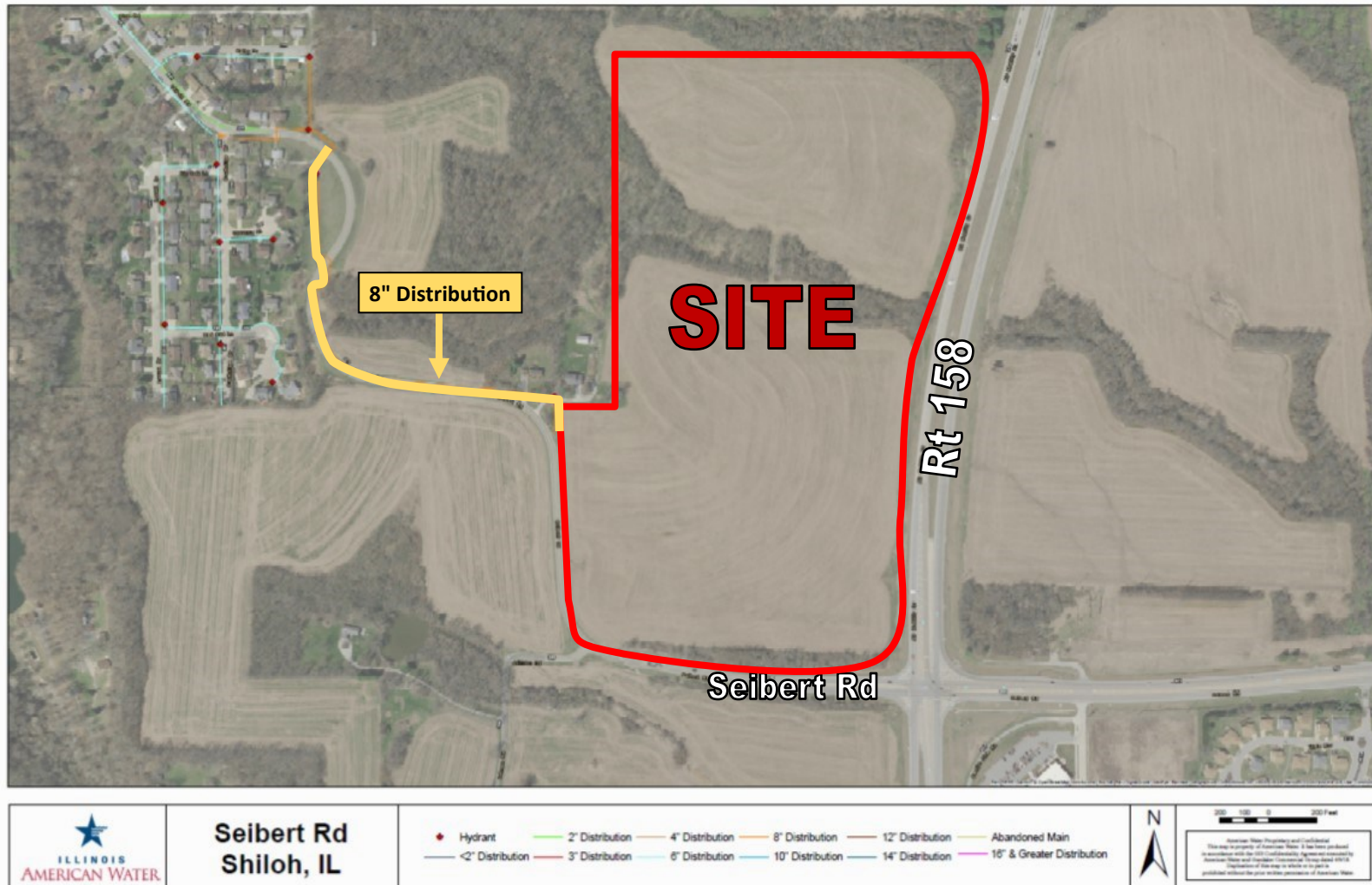
82.25 Acres - Seibert Road

Shiloh, Illinois 62221



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ILLINOIS AMERICAN WATER LOCATION MAP



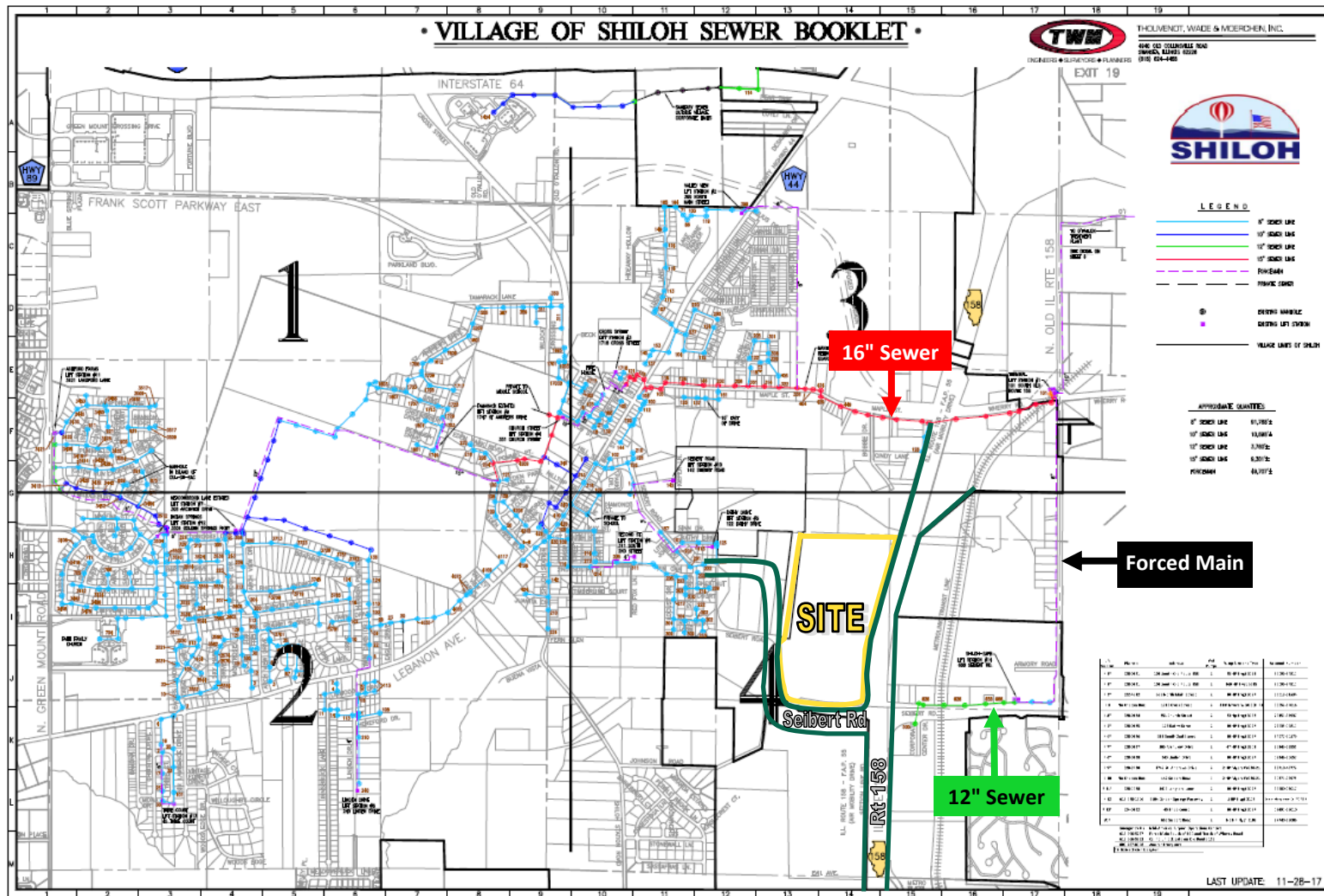
PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



VILLAGE OF SHILOH SEWER MAP



PROPERTY OFFERING

82.25 Acres - Seibert Road

Shiloh, Illinois 62221



DEMOGRAPHICS - SEIBERT RD & IL RT 158

Seibert Rd & IL Route 158, Shiloh, IL 62225

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	1,645		21,199		66,014	
2017 Estimate	1,680		21,355		66,606	
2010 Census	1,769		21,042		66,142	
Growth 2017-2022	-2.08%		-0.73%		-0.89%	
Growth 2010-2017	-5.03%		1.49%		0.70%	
2017 Population by Hispanic	96		1,256		2,966	
2017 Population	1,680		21,355		66,606	
White	1,423	84.70%	15,823	74.10%	49,434	74.22%
Black	150	8.93%	3,838	17.97%	12,739	19.13%
Am Indian & Alaskan	6	0.36%	72	0.34%	205	0.31%
Asian	45	2.68%	710	3.32%	1,856	2.79%
Hawaiian & Pacific island	2	0.12%	50	0.23%	143	0.21%
Other	54	3.21%	862	4.04%	2,229	3.35%
U.S. Armed Forces	381		1,657		2,593	
Households						
2022 Projection	566		7,833		25,675	
2017 Estimate	577		7,888		25,895	
2010 Census	603		7,759		25,664	
Growth 2017-2022	-1.91%		-0.70%		-0.85%	
Growth 2010-2017	-4.31%		1.66%		0.90%	
Owner Occupied	262	45.41%	4,265	54.07%	16,616	64.17%
Renter Occupied	316	54.77%	3,624	45.94%	9,279	35.83%
2017 Households by HH Income	577		7,887		25,896	
Income <\$25,000	72	12.48%	1,055	13.38%	4,177	16.13%
Income \$25,000-\$50,000	95	16.46%	1,580	20.03%	5,541	21.40%
Income \$50,000-\$75,000	63	10.92%	1,246	15.80%	4,203	16.23%
Income \$75,000-\$100,000	130	22.53%	1,222	15.49%	3,652	14.10%
Income \$100,000-\$125,000	80	13.86%	1,044	13.24%	2,982	11.52%
Income \$125,000-\$150,000	63	10.92%	610	7.73%	1,943	7.50%
Income \$150,000-\$200,000	43	7.45%	598	7.58%	1,912	7.38%
Income \$200,000	31	5.37%	532	6.75%	1,486	5.74%
2017 Avg Household Income	\$95,012		\$92,708		\$86,792	
2017 Med Household Income	\$86,250		\$76,279		\$69,351	

PROPERTY OFFERING

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