

# VILLAGES AT WINGATE - MIXED-USE LOTS FOR SALE

252 N Green Mount Rd., Shiloh, IL 62221



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

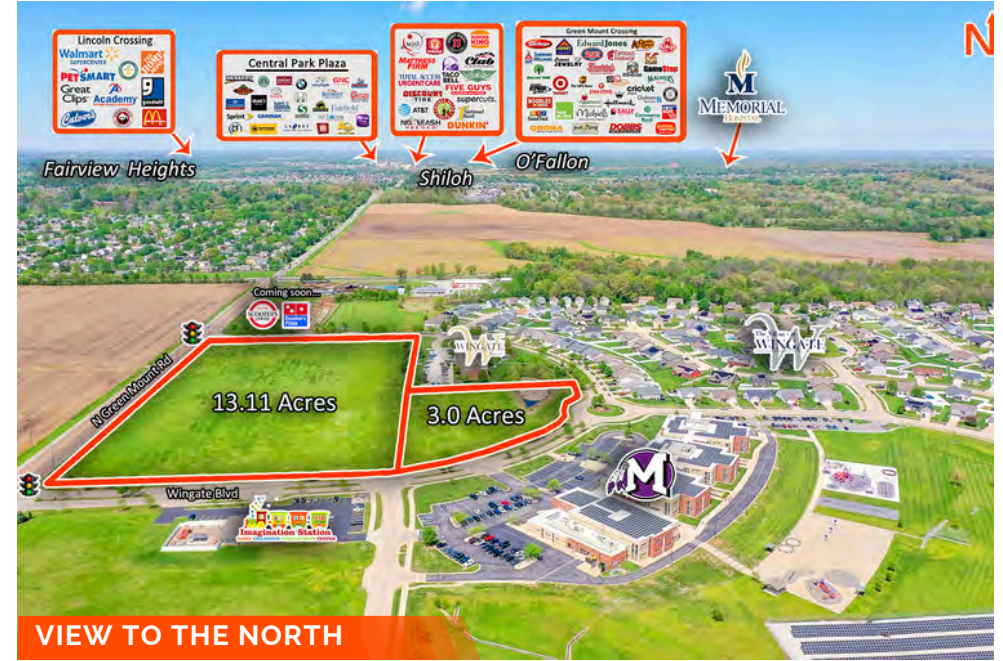
**Mike Durbin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 39)  
Cell: (618) 960-8675  
miked@barbermurphy.com

**Terry Johnson**  
Managing Broker  
Office: (618) 277-4400 (Ext. 24)  
Cell: (618) 977-8367  
terryj@barbermurphy.com



# AREA MAP

252 N Green Mount Rd., Shiloh, IL 62221



## LOCATION OVERVIEW

Located off North Green Mount Road, minutes from the area's largest employers including HSHS St. Elizabeth's Hospital, Memorial Hospital Shiloh (BJC HealthCare) and Scott Air Force Base. Nearly 150,000 people reside within a 15-minute drive of this site. Up to 16.11 acres - Parcels can be divided.

# LOT INFORMATION

252 N Green Mount Rd., Shiloh, IL 62221



- **Wingate – Shiloh, IL:** Master-planned community with 268 home sites
- **Wingate Manor:** Senior living community
- **Imagination Station:** Childhood development center onsite
- **New elementary school:** Mascoutah Community Unit School District
- **Growing retail presence:** Join Scooter's Coffee & Domino's Pizza
- **Thriving, expanding community** with ongoing development
- **Ideal for retail or office use:** Perfect for QSR, retail, or office complex
- **Prime location features:** Lighted intersections & strong surrounding demographics



**SALE PRICE: \$2.75/SF**

**Parcel #: 09-18.0-302-001**

**Zoned: Planned Business**

Can potentially be divided down to smaller 1.21 and 1.32 acre lots (pricing will vary)



**SALE PRICE: \$2.30/SF**

**Parcel #: 09-18.0-302-003**

**Zoned: Multi-Family**

# LAND PROPERTY SUMMARY

## VILLAGES AT WINGATE

**LISTING #** 1384

### LOCATION DETAILS:

**Parcel #:** 09-18.0-302-001 & 09-18.0-302-003  
**County:** IL - St. Clair  
**Zoning:** Planned Business and Multi-Family

### PROPERTY OVERVIEW:

**Lot Size:** 16.11 Acres  
**Min Divisible Acres:** 3  
**Max Contig Acres:** 16.11  
**Frontage:** 944  
**Depth:** 891  
**Land Status:** Existing  
**Topography:** Level  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

### TAX INCENTIVE ZONES:

**TIF District:** Yes  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

### TRANSPORTATION:

**Interstate Access:** I-64  
**Airport Access:** MidAmerica St. Louis Airport

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 16,600  
**Taxes:** \$1,729.00  
**Tax Year:** 2024



### SALE INFORMATION:

**Sale Price:** \$2.30/SF - \$2.75/SF

### UTILITY INFO:

**Water Provider:** Illinois American Water  
**Water Location:** On Site  
**Sewer Provider:** Village of Shiloh  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**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, Imagination Station (Childhood development) and a new elementary school for the Mascoutah Community Unit School District. The 3 acres are zoned multi-family and the 13 acre parcel is zoned Planned Business. The 13 acre parcel can potentially be divided down to smaller 1.21 and 1.32 acre lots (pricing will be impacted). Come join Scooter's Coffee and Domino's Pizza as new development continues in this thriving community. This is a premier location for a retail development such as a QSR or office complex. Lighted intersections!