

**0.69+/- ACRES FOR SALE**

**NE Corner of Hartman Lane & Frank Scott Parkway E  
Shiloh, IL 62269**



**PROPERTY HIGHLIGHTS**

0.69+/- Acre Commercial Lot located in heavy commercial corridor. 200' from the intersection of Frank Scott Parkway and Hartman Lane. Located across/next to new multi-family developments and retail and office properties. All utilities on or adjoining site.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	30,056	<b>1-MILE (POP.)</b>	6,229
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	53,691
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$91,184
<b>TRAFFIC COUNT</b>	33,000 VPD	<b>SPACE USE</b>	Vacant Ground



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**AREA INFORMATION**

The parcel is located just off I-64 (exits 16 & 19) and is on the West side of Scott Air Force Base and only 20 miles from St. Louis, MO.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	03-36.0-300-037
<b>2023 RE TAXES</b>	\$4030.30
<b>ZONING</b>	B-3 Highway Business

**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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