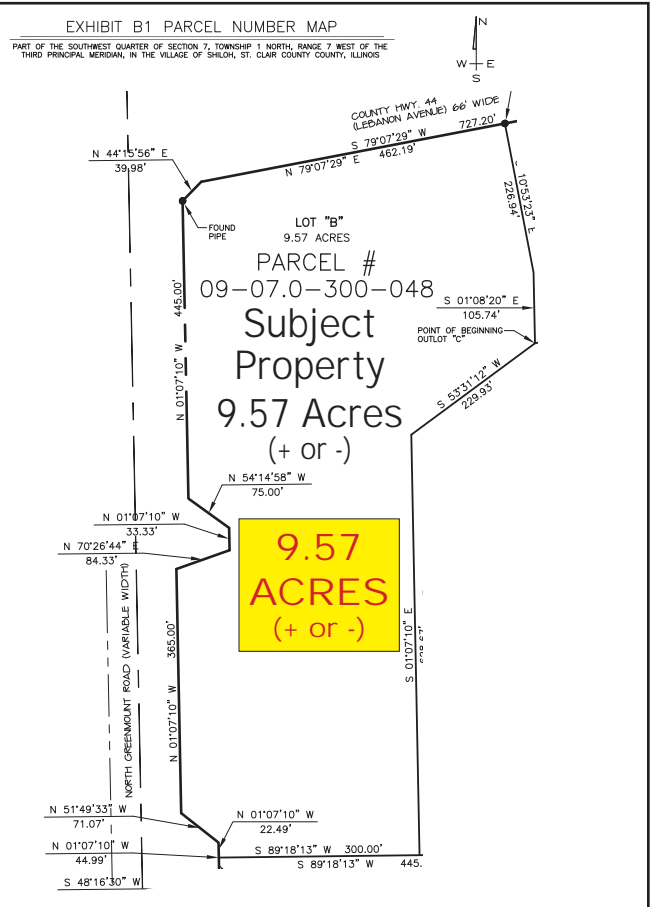
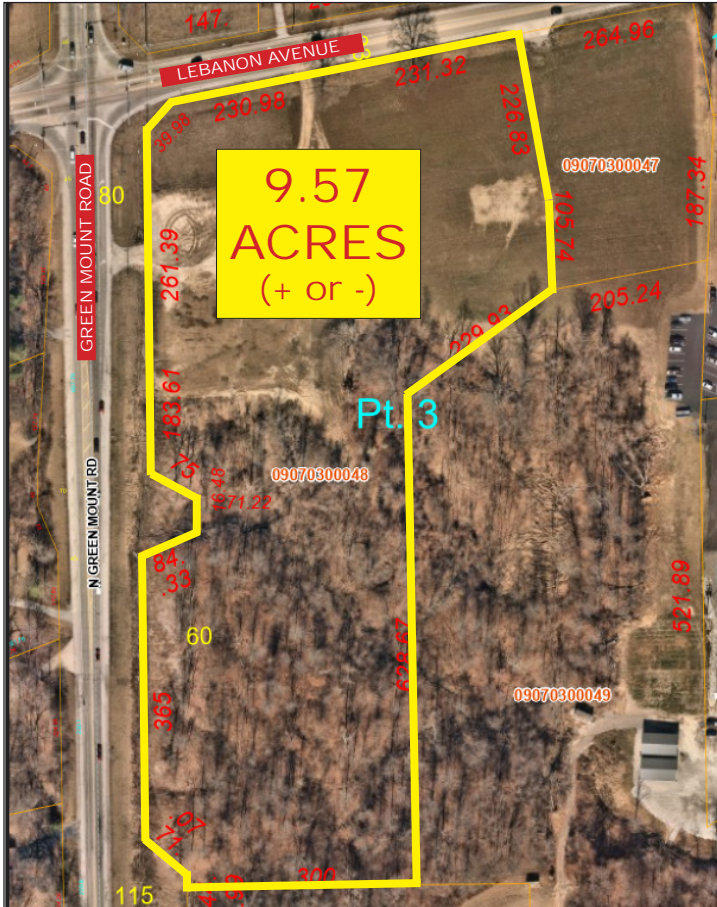


LAND FOR SALE

9.57 Acres (+ or -) Shiloh, IL
ZONED GENERAL BUSINESS DISTRICT (B-4)

Aerial Photo

Site Survey



SOUTHEAST CORNER OF GREEN MOUNT ROAD & LEBANON AVENUE
COMMONLY KNOWN AS 3416 LEBANON AVENUE, SHILOH, IL 62221

Property Summary

- 9.57 Acres (+ or -) at the Corner of N. Green Mount Rd. & Lebanon Ave, Shiloh, IL 62221
- Approximately 2 miles from 1-64 (exit 16)
- 482' (+ or -) of frontage on Lebanon Ave, Shiloh, IL
- 925' (+ or -) of frontage on Green Mount Rd, Shiloh, IL
- Zoned General Business (B-4)
- Located in Shiloh, IL

Traffic Counts

- 17,500 (+ or -) vehicles travel daily North and South on Green Mount Rd.
- 9,650 (+ or -) vehicles travel daily East and West on Lebanon Ave.
- 27,150 (+ or -) vehicles in total travel through the intersection on average daily



(618) 558-7102

Steve@wilkewindow.com

StonemarkDevelopments.com

SALE PRICE: \$1,895,000 (\$4.54/PSF)

7/3/2024

LAND FOR SALE

COMMERCIAL ZONING

VILLAGE OF SHILOH, ILLINOIS
§ 151.046 SCHEDULE A: PERMITTED AND SPECIAL USES
FOR "B-4" GENERAL BUSINESS ZONING

9.57 Acres (+ or -) Located on Southeast Corner of Green Mount Rd. & Lebanon Ave.

(A) The "B-4" Zoning District is intended to accommodate a wide range of retail, service, office and other business uses in more intense and larger scale activities than the "B-3" Highway Business District.

(B) The District is established to provide locations for uses and establishments which serve both the community and the larger region and also require a fairly high degree of visibility with good access.

(C) The District would also accommodate multiple retail/service developments such as shopping centers, malls, motels, hotels, office parks and similar higher intensity uses.

Zoning Districts	Permitted	Special Uses
"B-4" General Business	<ul style="list-style-type: none">• All Permitted uses in the "B-3" Districts, except permitted uses in the "B-2" Districts• Shopping malls• Restaurants with liquor licenses• Automobile sales and repair• Marine (boat) sales• Service establishments to include banks, brokerages, insurance• Health services to include emergency clinics• Grocery stores• Hotels, motels• Tire service stores• Discount stores• Gas stations• Drive through facilities	<ul style="list-style-type: none">• All Permitted uses in the "B-1" and "B-2" Districts• Any commercial use requiring outdoor storage and/or sales• Planned commercial development• Taverns• Package liquor• Other special uses consistent with the purpose and intent of the "B-4" District• Planned commercial development• Day care• Adult-use cannabis business establishment



Phone: (618) 558-7102

Email: steve@wilkewindow.com

Website: StonemarkDevelopments.com

7/3/2024



9.57
ACRES
(+ or -)

COMMERCIAL
LAND
FOR SALE
SHILOH, IL

AMBROSIA

LAND INVESTMENTS LLC
3500 Lebanon Avenue • Shiloh, IL 62221

Phone: (618) 558-7102

Email: steve@wilkewindow.com

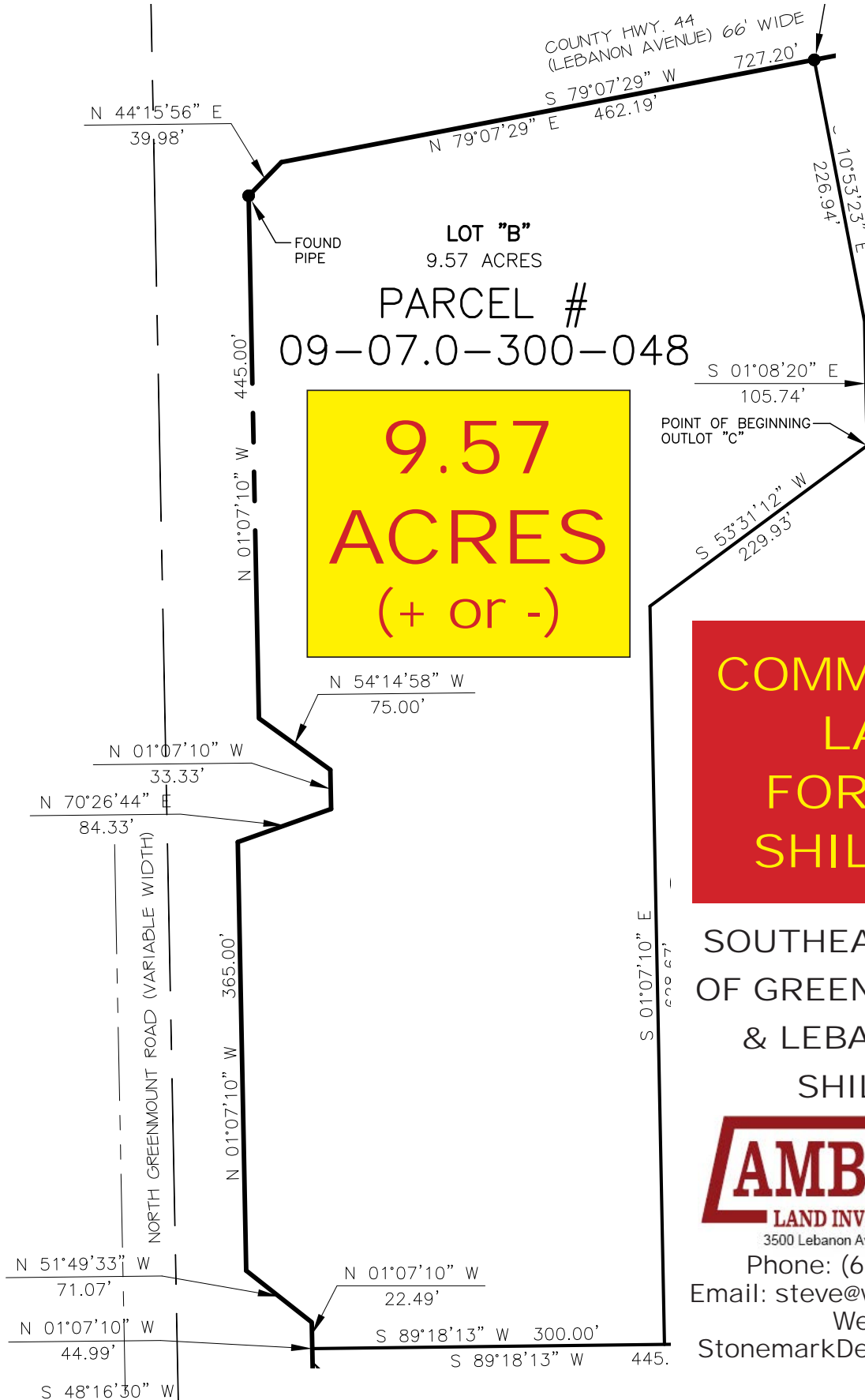
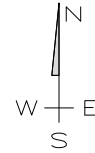
Website:

StonemarkDevelopments.com

7/3/2024

EXHIBIT B1 PARCEL NUMBER MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SHILOH, ST. CLAIR COUNTY COUNTY, ILLINOIS



**COMMERCIAL
LAND
FOR SALE
SHILOH, IL**

SOUTHEAST CORNER
OF GREEN MOUNT RD.
& LEBANON AVE.
SHILOH, IL



3500 Lebanon Avenue • Shiloh, IL 62221

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