

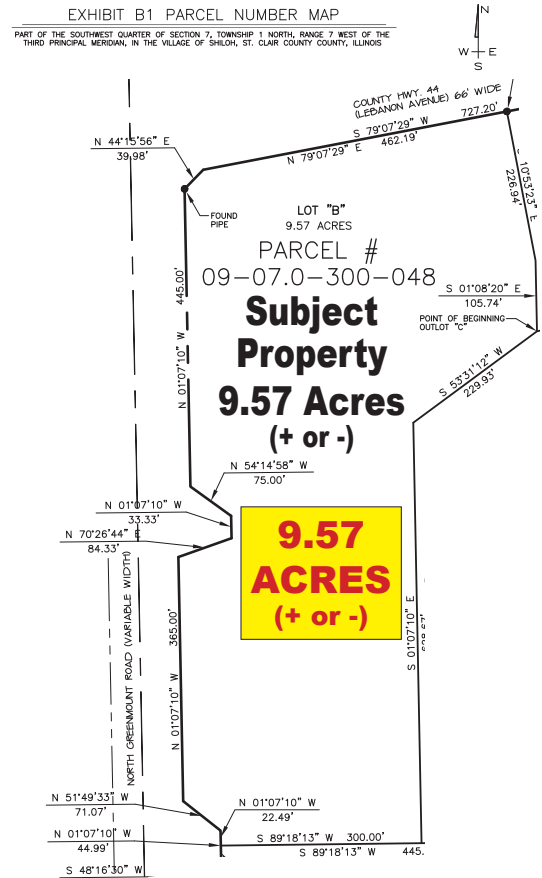
# LAND FOR SALE

## 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

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



**Steve Bennett**

Designated Managing Broker

stevebennett@remax.net

(618) 604-4791



**GREEN MOUNT ROAD**

**N GREEN MOUNT RD**

**LEBANON AVENUE**

**9.57  
ACRES  
(+ or -)**

**Pt. 3**

**COMMERCIAL  
LAND  
FOR SALE  
SHILOH, IL**



**RE/MAX**  
SIGNATURE PROPERTIES

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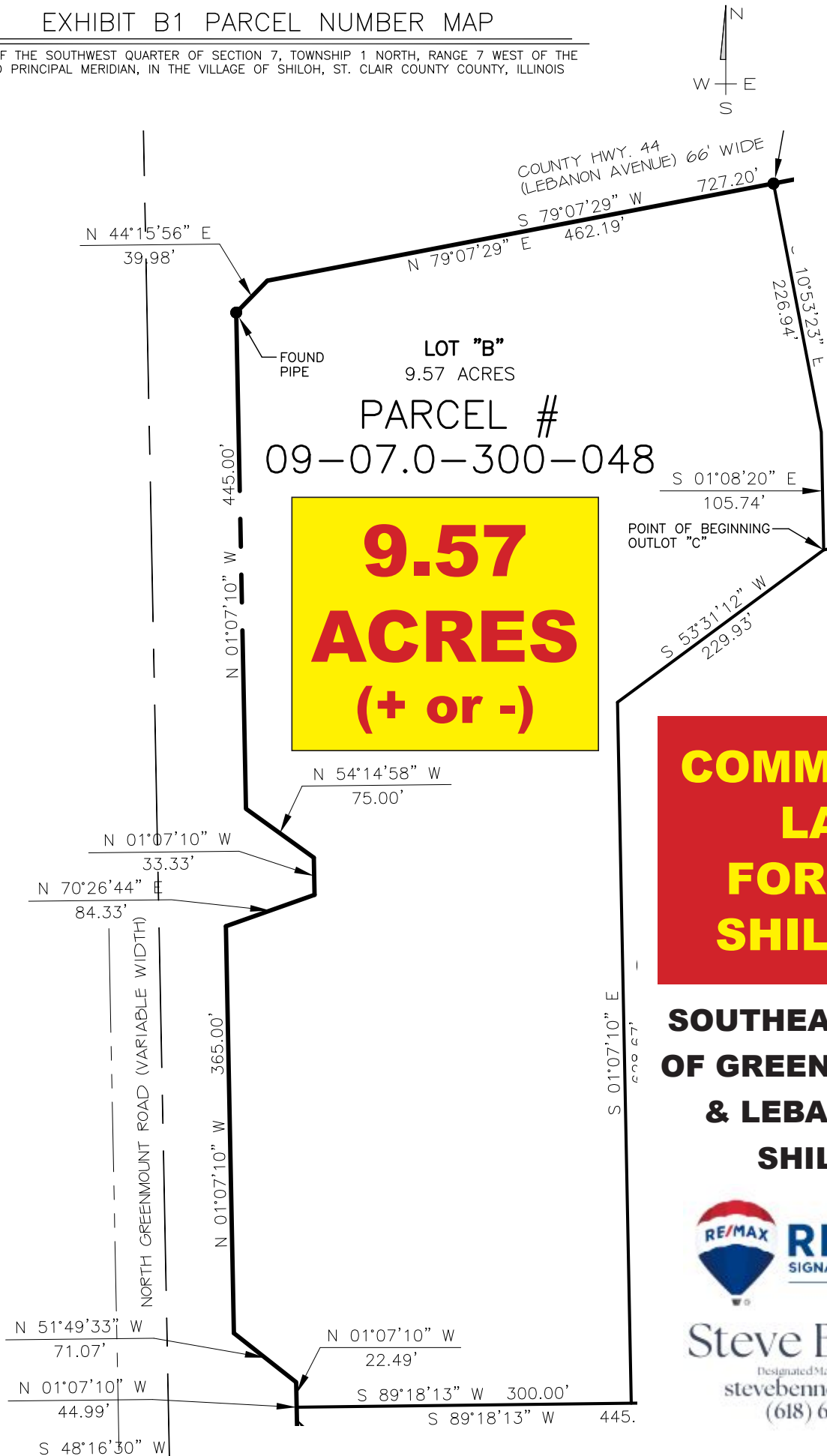
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## EXHIBIT B1 PARCEL NUMBER MAP

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, ILLINOIS



**COMMERCIAL  
LAND  
FOR SALE  
SHILOH, IL**

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



**RE/MAX**  
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# 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.

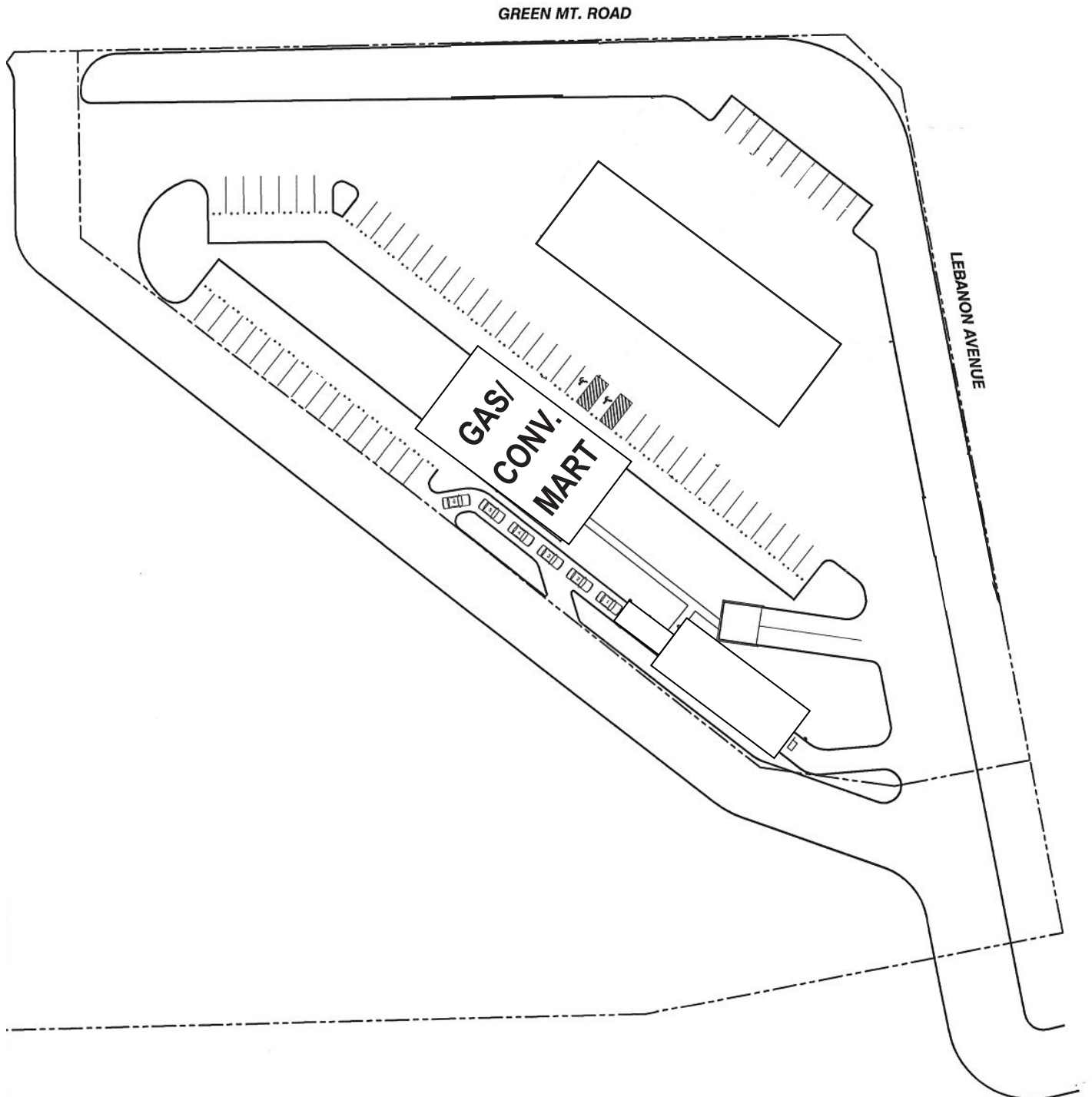
(C) The District would also accommodate multiple retail/service developments such as shopping centers, malls, motels, hotels, office parks and similar higher intensity uses.

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





**CONCEPT PLAN FOR A GAMING /  
CONVENIENCE MART / GAS STATION LOCATION  
AT GREEN MOUNT ROAD & LEBANON AVENUE  
SHILOH, IL**



**CONCEPT PLAN FOR A COMBINATION  
GAMING / CONVENIENCE MART / GAS STATION  
& FAST FOOD RESTAURANT AT GREEN MOUNT ROAD  
& LEBANON AVENUE, SHILOH, IL**

