

82.25± ACRES FOR SALE



Seibert Rd and IL Route 158 | Shiloh, IL 62221

PROPERTY HIGHLIGHTS

- Location proximate to Scott Air Force Base Shiloh Gate/Main Gate
- Scott AFB is largest employer in Southern IL
- Water on site, sewer nearby
- Signalized intersections in place
- Near Mid America Airport
- Zone B-2 office-business
- **Sale Price: \$2,878,750 (\$35,000 Per Acre)**



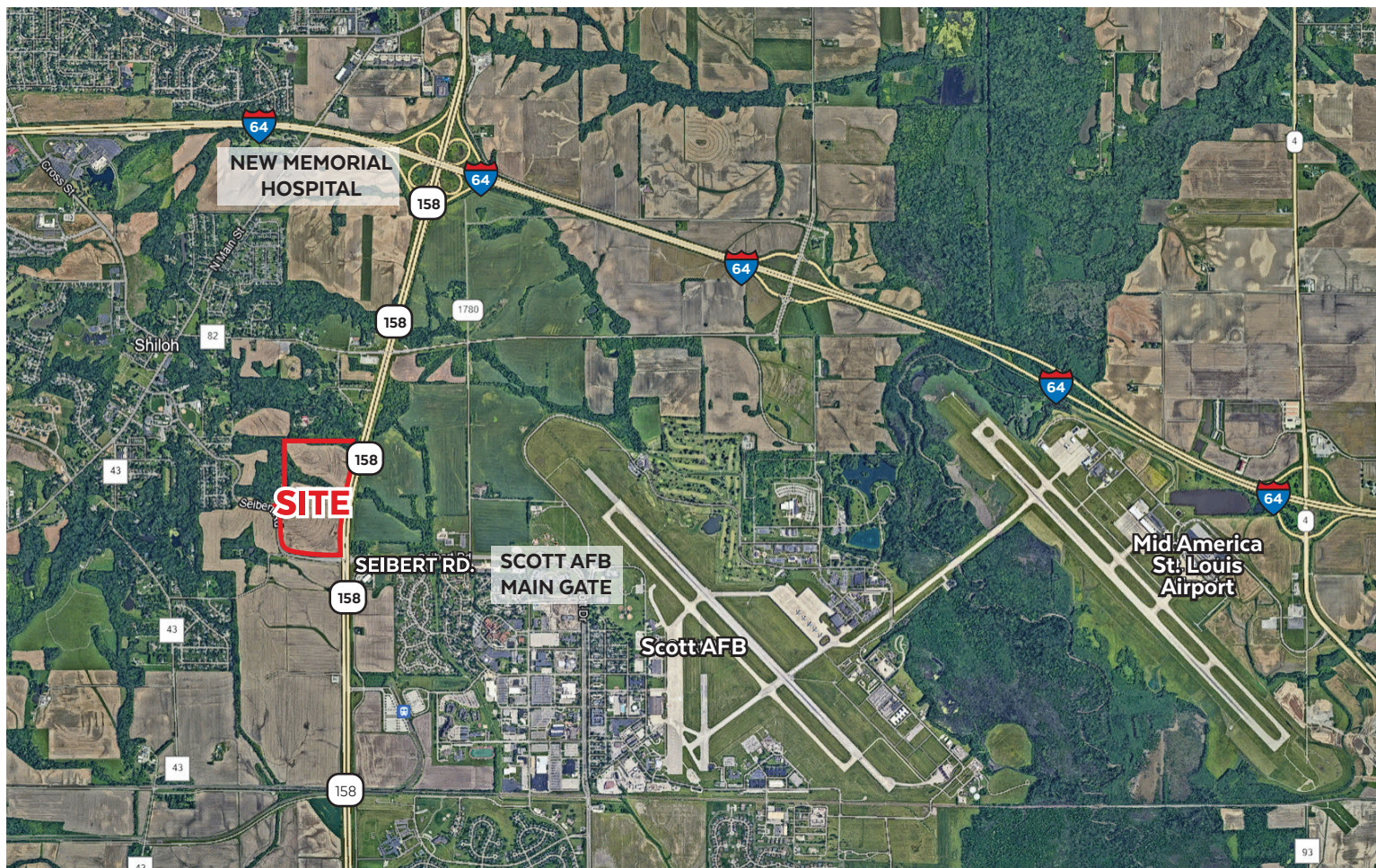
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PROPERTY HIGHLIGHTS

- Site is relatively level, no floodplain, wetland or surface water
- Not undermined
- O'Fallon School District
- Southwestern Illinois College nearby
 - 800 faculty and staff
 - 7,000 students
- MidAmerica Airport (BLV) nearby
- Boeing's new manufacturing plant for MQ25 Stingray drone nearby
 - New high tech jobs, \$200 million investment, 300,000 facility

5-MILE DEMOGRAPHICS

Population	69,045
4% Annual Population Growth	
Average HH Income	\$98,000



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