

# FOR SALE

Seibert Rd. and IL Route 158  
Shiloh, IL 62221



## PROPERTY HIGHLIGHTS

- 82.25 +/- Acres
- 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/AC)**



## CONTACT US:

### Paul Nagel

Vice President

Mobile: 314-409-1313

[pnagel@gundakercommercial.com](mailto:pnagel@gundakercommercial.com)



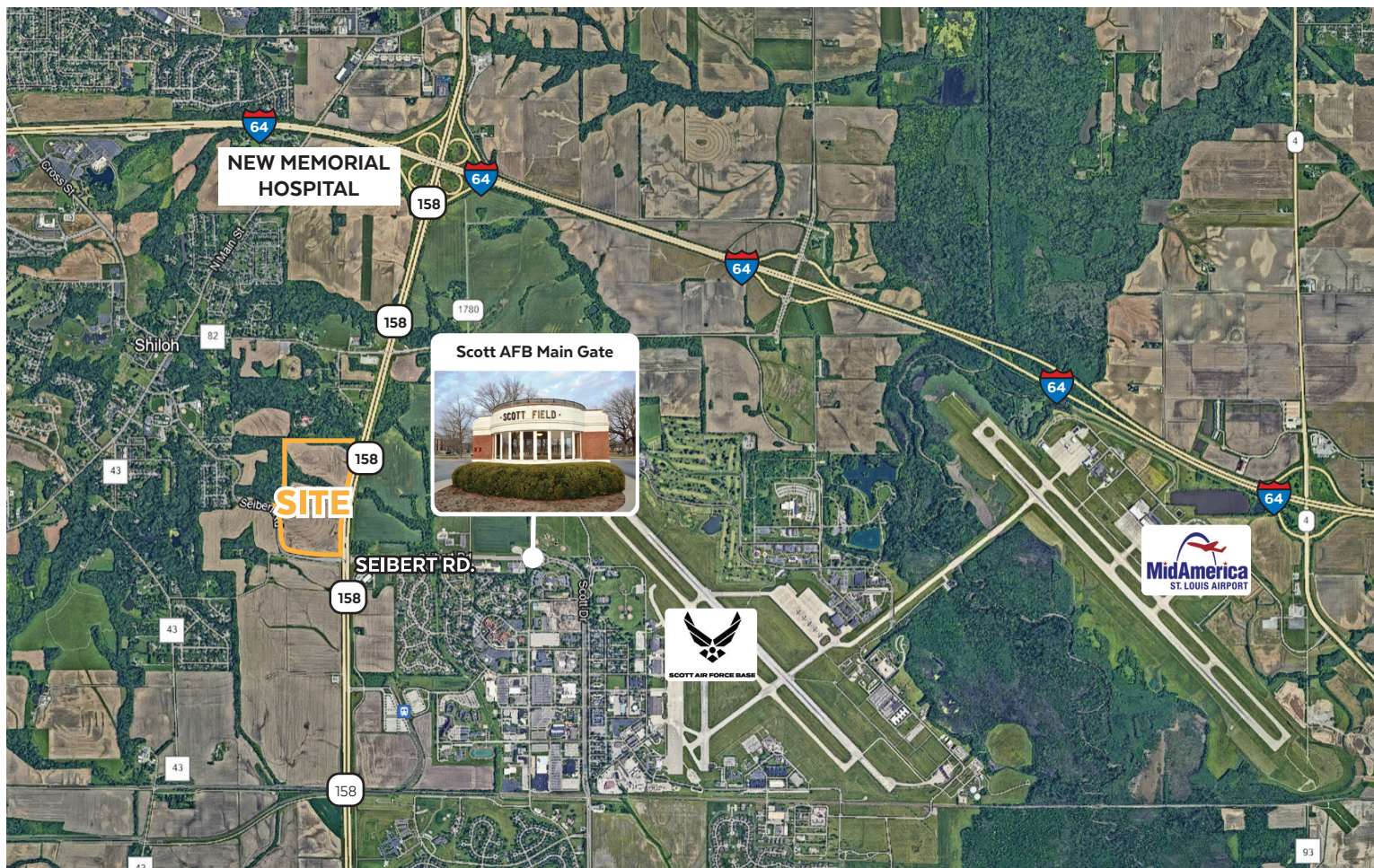
**GUNDAKER**  
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200  
St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

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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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