ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION
TBB Hartman Lane, Shiloh, IL 62221
BIDDING CLOSES: 3PM ~ THURSDAY, AUGUST 1, 2024

Adam's Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit: AdamsAuctions.HiBid.com

YOUR BUILDER YOUR PLAN!
0.78+/- AC LOT

ZONED B-3
HIGHWAY BUSINESS

GENERAL INFORMATION & AUCTION TERMS

0.78+/- AC
TOTAL LOT SIZE

B-3 HIGHWAY BUSINESS
ZONING

$1,810
TOTAL '23 TAXES

Great opportunity to own this potential filled .78+/- Acre commercial property located within the Village of Shiloh, IL. Bring Your Own Builder! This property is located at the signalized intersection of Hartman Lane and Lebanon Avenue just minutes from Interstate 64 and a mere 16 miles from Downtown St. Louis. This mostly level lot has all public utilities available near the property however, no tap-on or connection fees have been paid by the current owner. The average daily traffic counts range from approx. 8,900 on Hartman Lane to approx. 11-14,100 vehicles per day on Lebanon Avenue. This property is located within an 8-minute drive to a strong retail corridor along IL Route 159 and only 5 minutes to the shopping centers and restaurants along Greenmount Road & I-64. This would be a great location for anyone looking to expand their current business or even start a new business!

Terms: $5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ◆ 10% Buyers Premium or &1,500.00 Minimum
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

PARCEL NUMBERS

P.I.N	Size	Amount
08-12.0-314-015	0.78± Ac.	$1,810