

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

**TBB Hartman Lane, Shiloh, IL 62221**

**BIDDING CLOSES: 3PM ~ THURSDAY, AUGUST 1, 2024**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**

**Adam's**  
Auction & Real Estate Services, Inc.  
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Adam Jokisch  
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**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!

## PARCEL NUMBERS

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

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



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.