

# HARTMAN LAKES

## An Aging-in-Place Community

Shiloh, Illinois



**WP WITTENAUER**  
PROPERTIES

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269  
Office: 618.632.5850 | Fax: 618.632.3270  
Email: [info@wittenauerproperties.com](mailto:info@wittenauerproperties.com)  
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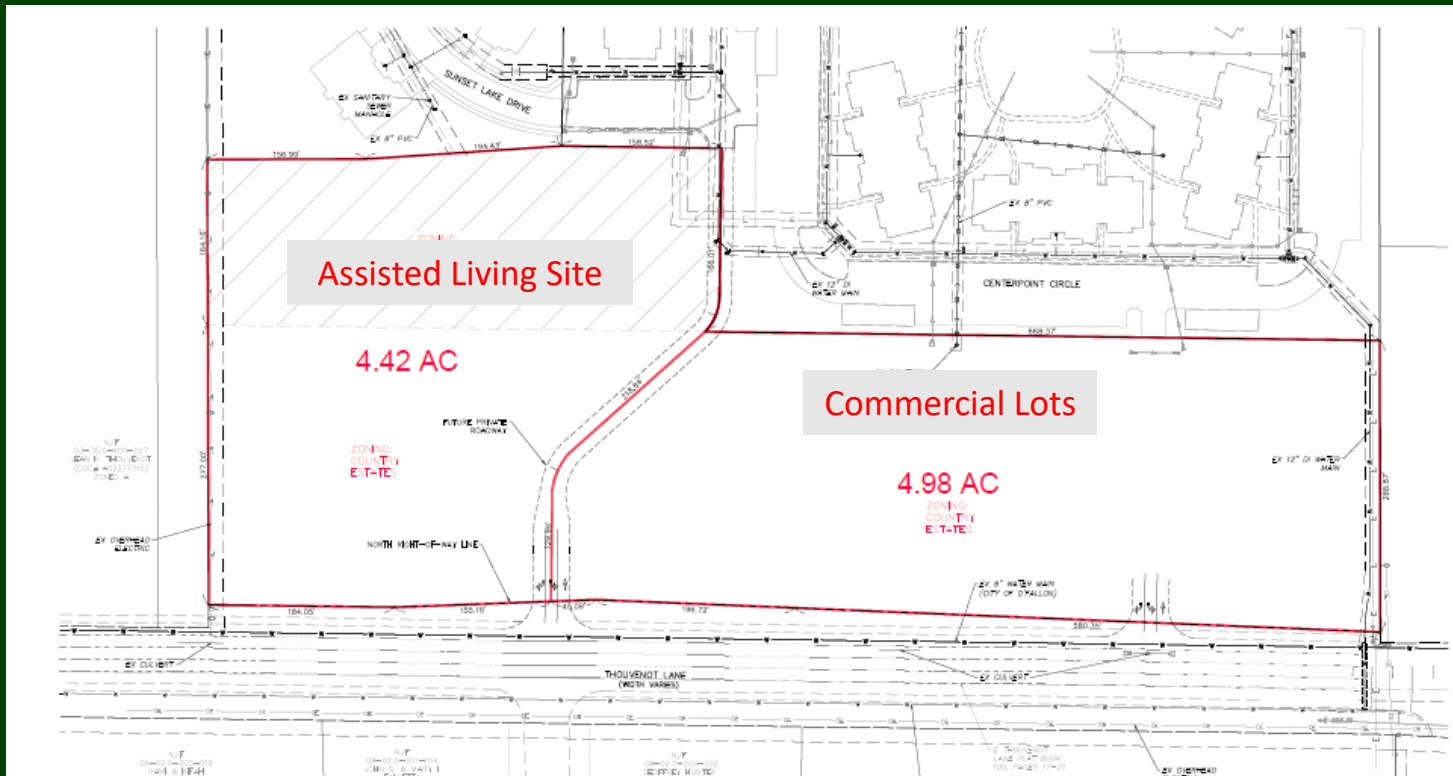
# HARTMAN LAKES

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# HARTMAN LAKES - Phase 3

Shiloh Illinois



## TWO LOTS AVAILABLE FOR SALE

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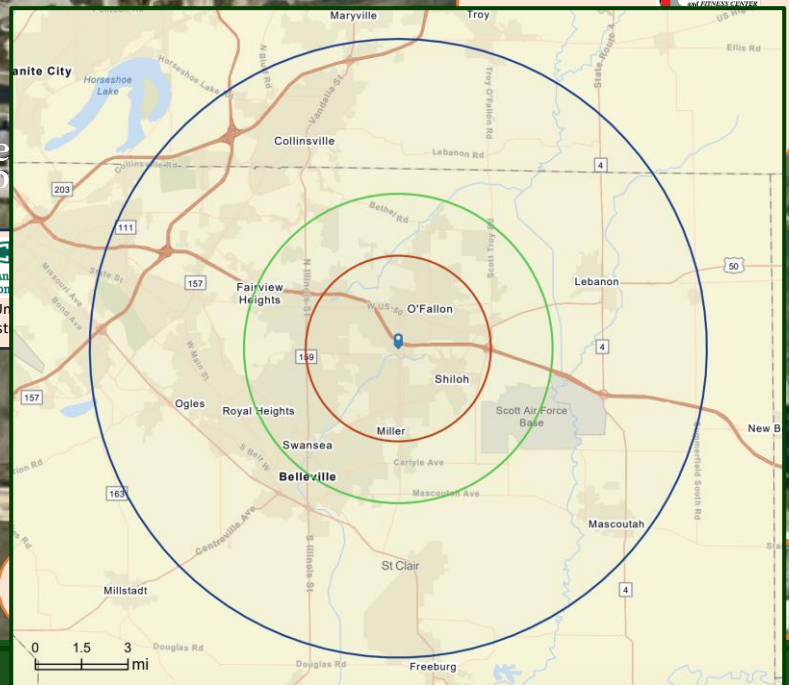
# REGIONAL TRADE AREA



# MARKET DEMOGRAPHICS



ESRI DEMOS	3 MILES	5 MILES	10 MILES
POPULATION	51,286	119,544	236,526
HOUSEHOLDS	20,795	48,614	93,382
MEDIAN AGE	37.4	37.4	37.1
MEDIAN HHI	\$82,404	\$75,165	\$69,795
AVG HHI	\$111,811	\$101,628	\$95,955
Age 65+	10,296	22,908	43,919



# HARTMAN LAKES – Phase 3

Shiloh Illinois

## PROPERTY OVERVIEW

- Prime Commercial Development Site - Will Divide
- Easy access to over 503 New Luxury 55+ Villa's and Apartments
- Located along side Thirteen01 at Hartman Lakes (288 Apartments)
- The Oasis Independent Living (55+) 116 Luxury One- & Two-Bedroom Units (Opening 2024)
- The Villas at Hartman Lakes (55+) 99 Free-Standing 2 Bedroom Units
- Expanding corridor in a high growth area
- High Visibility and Traffic Area
- Utilities at Site
- Off-Site Detention Provided

## IDEALLY LOCATED

- 2.5 miles to BJC and HSHS recently built hospitals
- Close to dining, shopping, recreation and entertainment
- 20 minutes to Downtown St. Louis
- 10 minutes to Belleville and Fairview Heights
- 15 minutes to Scott Air Force Base

## O'FALLON & SHILOH OVERVIEW

The O'Fallon/Shiloh area is a diverse, charming community of hardworking residents, including personnel from nearby Scott Air Force Base, medical professionals from HSHS St. Elizabeth's Hospital (144 beds) and BJC's Memorial Hospital (94 beds). Over 45,000 people call O'Fallon/Shiloh "home", and each contributes a wonderful mix of small-town caring and community pride.

The area boasts a rich history of trade and industry, and its solid foundation for continued growth and prosperity make it one of Southern Illinois most popular destinations in which to live and work. Today, O'Fallon/Shiloh is known as one of the fastest growing communities in the Metropolitan St. Louis area.

## PRICE

4.42 acres Assisted Living Site  
Price : \$1,347,750 (\$7.0 p/s/f)

4.98 acres Commercial Lots  
Price : \$1,735,424 (\$8.0 p/s/f)



The Villas at Hartman Lakes  
99 Free-Standing 2 Bedrooms

Hartman Lakes 55+  
Active Living Resort  
Communities





# Hartman Lakes 55+ Active Living Resort Communities

## The Oasis at Hartman Lakes 116 Luxury One- & Two-Bedroom Units







**Subject  
Property**

**DAVID WITTENAUER**

PRESIDENT | DESIGNATED MANAGING BROKER

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