

138 Acre Development Site For Sale

North Shiloh Dr, Mt. Vernon, Illinois 62864
Jefferson County

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Property Description

Development Site

138+ Acre Development Site. Site is visible from I-64 with 26,500 ADT. It is located just West of the I-57/I-64 Interchange at exit 96. The site is in an Enterprise Zone and Zoned Agriculture. Water & Power is available on Site.

Sale Price: \$1,500,000 (\$10,869/Acre)

Basic Details

Listing No:	2371
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	138.88 Acre(s)
Sale Price:	\$1,500,000
Sale Price Per Acre:	\$10,869

Property Information

Parcel No:	0622200001 & 0623100010
Zoning:	Agricultural
Zoning By:	City of Mt. Vernon
Enterprise Zone:	Yes
Property Tax:	\$1,354.78
Tax Year:	2020
Traffic Count:	26,500
Topography:	Flat/Level

Utility Information

Water Provider:	City of Mt. Vernon
Water Provider Service:	10"
Water Provider Location:	On Site
Sewer Provider:	City of Mt. Vernon
Sewer Provider Location:	5,500' from Site
Gas Provider:	Ameren IL
Gas Provider Location:	1/2 Mile South at Eagle Ct.
Electric Provider:	Tri-County Co-Op
Electric Provider Service:	12.47 Kv
Electric Provider Location:	On Site

Transportation

Interstate:	I-64 and I-57 (2.7 Miles)
Airport:	Mt. Vernon (8 Miles); Lambert International (80 Mi)