

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

# 37.9 Acres Zoned for Commercial/Industrial Development

Wells Bypass, Mt. Vernon, Illinois 62864 Jefferson County

### Michael J. Pierceall

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#### **Basic Details**

Listing No:	2711
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Industrial
Lot Size (Acres):	37.91 Acre(s)
Sale Price:	\$30,000 per Acre

# **Property Information**

Parcel No:	06-35-300-009
Zoning:	IPCA-PUD
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$300.85
Tax Year:	2023
Topography:	Flat/Gently Sloping

# **Land Measurements**

**Address** 

Country:

State: County:

City:

Zipcode: Street:

Acres:	37.91 Acre(s)
Frontage:	1,282 ft
Depth:	1,282 ft

US IL

Jefferson Mt. Vernon

62864

Wells Bypass

# **Utility Information**

## **Transportation**

Water Provider:	City Served
Water Provider Service:	10"
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Service:	8"
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	Near Site
Electric Provider:	Tri-County Co-Op
Electric Provider Location:	Available to Site

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