

## 37.9 Acre Development Site in High Growth Area

Wells Bypass, Mt. Vernon, Illinois 62864  
Jefferson County

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### Basic Details

Listing No:	2711
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	37.91 Acre(s)
Sale Price:	\$38,000 per Acre

### Address

Country:	US
State:	IL
County:	Jefferson
City:	Mt. Vernon
Zipcode:	62864
Street:	Wells Bypass

### Property Information

Parcel No:	06-35-300-009
Zoning:	CG
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$301
Tax Year:	2022
Topography:	Flat/Gently Sloping

### Land Measurements

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

### 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

Interstate:

I-57 (Exits 94 & 95)