

BARBERMURPHY

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

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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:	\$25,000 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:	IPCA-PUD
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$876
Tax Year:	2024
Traffic Count:	10,000
Topography:	Flat/Gently Sloping

Land Measurements

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

Utility Information

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

Transportation

Interstate:	I-57 (Exits 94 & 95)
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