

## Commercial/Mixed-Use Development Sites

Davidson Ave, Mt. Vernon, Illinois 62864  
Jefferson County

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### Basic Details

Listing No:	1804
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Industrial, Land - Mixed Use
Lot Size (Acres):	55.94 Acre(s)
Min Acres Available:	20.85 Acre(s)
Max Acres Available:	55.94 Acre(s)
Sale Price:	\$100,000-\$110,000 per Acre

### Address

Country:	US
State:	IL
County:	Jefferson
City:	Mt. Vernon
Zipcode:	62864
Street:	Davidson
Street Suffix:	Ave

### Property Information

Parcel No:	Multiple
Zoning:	Industrial/PUD
Zoning By:	Mt. Vernon
TIF:	Yes
Enterprise Zone:	Yes
Traffic Count:	6,900
Topography:	Level

### Land Measurements

Total Acres Available:	55.94 Acre(s)
Min Divisible Acres:	20.85 Acre(s)

## Utility Information

Water Provider:	City of Mt. Vernon
Water Provider Location:	Near Site
Sewer Provider:	City of Mt. Vernon
Sewer Provider Location:	Near Site
Gas Provider:	Ameren IL
Gas Provider Location:	Near Site
Electric Provider:	Tri-County Electric
Electric Provider Location:	Near Site

## Transportation

Interstate:	I-57/I-64
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