

## 48 Acre Development Opportunity with Interstate Frontage

Wells Bypass and Ambassador Road, Mt. Vernon, Illinois  
62864  
Jefferson County

**Bob Anna - CCIM**

Phone: 618-604-0250

Email: boba@barbermurphy.com



### Basic Details

Listing No:	1105
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	48 Acre(s)
Sale Price:	\$1,260,000
Sale Price Per Acre:	\$26,250

### Address

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

### Property Information

Parcel No:	10-01-300-002
Zoning:	AG
Zoning By:	Jefferson County
Property Tax:	\$1,508.20
Tax Year:	2019
Traffic Count:	48,700
Topography:	Level

### Land Measurements

Total Acres	48 Acre(s)
Available:	
Acres:	48 Acre(s)
Frontage:	1,250 ft
Depth:	1,615 ft

## Utility Information

Water Provider:	City of Mount Vernon
Water Provider Location:	W. of Wells Bypass @ MVTHS
Sewer Provider:	City of Mount Vernon
Sewer Provider Location:	E. of Wells Bypass @ Ambassador
Gas Provider:	Ameren IL
Gas Provider Location:	West side of Wells Bypass
Electric Provider:	Tri County Electric
Electric Provider Location:	At Site

## Transportation

Interstate: I-57, I-64