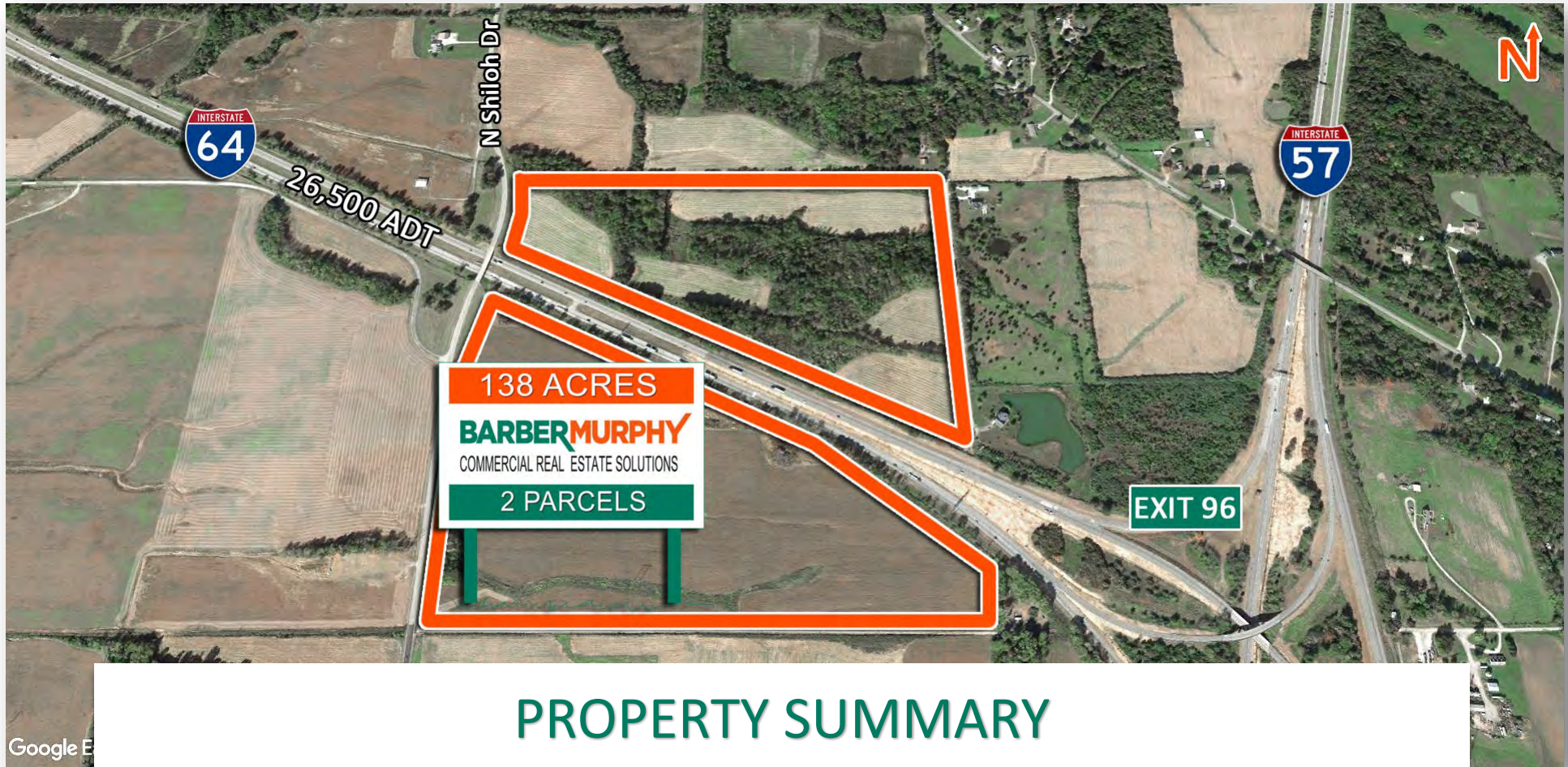


For Sale > 138 ACRES

North Shiloh Dr.
Mt. Vernon, IL 62864



PROPERTY SUMMARY

138 Acre Development – Zoned Agriculture. Water & Power available on Site.
Located in an Enterprise Zone. Site is visible from I-64 with 26,500 ADT.

SALE PRICE: \$1,500,000 (\$10,869/Acre)

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



Listing No: 2371

Land

Agriculture

North Shiloh Dr
Mt Vernon, IL 62864

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,500,000
Sale Price/Acre: \$10,800
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Total Acres Available: 138.88

Min Divisible Acres: 138.88

LAND MEASUREMENTS:

Acres: 138.88
Frontage:
Depth:

Subdivide Site:

TRANSPORTATION :

Interstate: I57/64- 2.7 Miles
Rail: N/A
Barge: N/A
Airport: Mt Vernon - 8 Miles; Lambert Int. - 80 Miles



PROPERTY INFORMATION:

Parcel No: 0622200001 & 0623100010
County: Jefferson
Zoning: Agricultural
Zoning By: City of Mt Vernon
Complex:

TIF: No
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,354.78
Tax Year: 2020
Traffic Count: 2,500 CPD
Topography: Flat

UTILITY INFORMATION

Water Provider: City of Mt. Vernon	Service: 10"	Location: On Site
Sewer Provider: City of Mt Vernon	Service:	Location: 5,500' from the site
Gas Provider: Ameren IL	Service:	Location: 1/2 Mile South at Eagle Ct.
Electric Provider: Tri-County Coop	Service: 12.47 Kv	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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