

# 56.6 Acres Former Ameren, Meredosia Power Plant Re-Development Site

800 South Washington, Meredosia, IL 62665



**BARBERMURPHY**

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## Property Highlights

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Former 354 MW Coal Fired Power Plant demolished in 2022

800' Dock Line on the Illinois River

Adjacent to Ameren Bulk Substation with 100s of megawatts available

Call Ameren directly for more information

**Sale Price and Lease Rate: Negotiable Please Contact Broker**

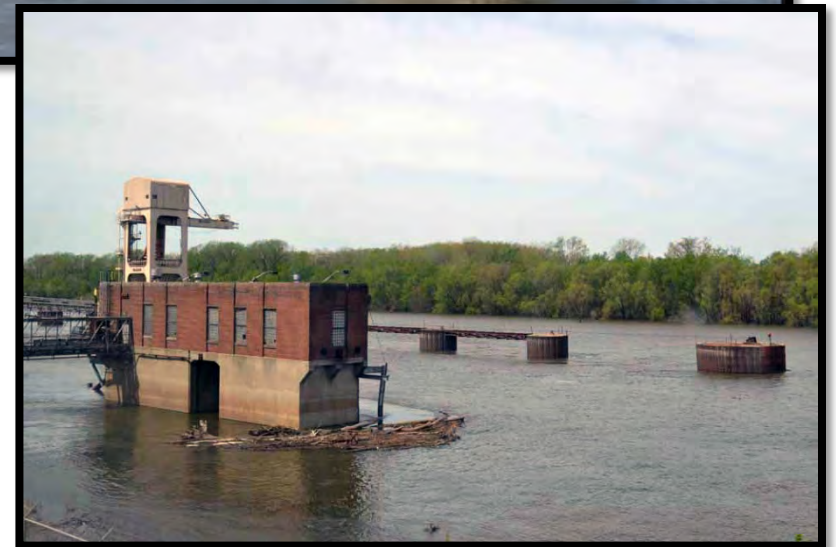
# AERIAL VIEWS & PROPERTY SUMMARY



- 56.6 +/- Acre site is located on the east bank of the Illinois River in Meredosia, Illinois; northwest of Jacksonville, Illinois in Morgan County.
- Good truck access to IL Route 67 and 100 Interstate 72 (east – west) Arterial Route
- Only 15 miles to I-72 at Exit 46.
- 100's of Megawatts, bulk electrical power is available from Ameren Illinois.
- Natural gas, Meredosia City water and sanitary sewers are available.



- The property has an 800' dock line located on the Illinois River at mile 70.7, as shown on USACE map no. 28.
- The dock and bucket unloader could be adapted for bulk material commodity.
- A clam shell bucket unloader, mounted on a river cell, could be renovated and re-used.
- USACE permit number 823 issued August 20, 1941 and modified May 17, 1963 permitted the river structures. Permit number 741 issued July 9, 1958 permitted the coal conveyor.



**Listing No:** 2218

**Land**

**Coal Fired Power Plant**

**Ameren- Meredosia  
800 South Washington  
Meredosia, IL 62665**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** Negotiable  
**Sale Price/Acre:**  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** Negotiable  
**Lease Term:** Negotiable

**Comments**

56.6 Acre Redevelopment Site. Former Ameren Power Plant. Heavy Utilities on Site.

01-21-400-001: 3.64 Acres  
 01-22-300-081: 6.66 Acres  
 01-21-400-015: 46.3 Acres

**Total Acres Available:** 56.6  
**Min Divisible Acres:** Negotiable

**LAND MEASUREMENTS:**

**Acres:** 56.6  
**Frontage:** Varies FT  
**Depth:** Varies FT

**Subdivide Site:** Negotiable

**TRANSPORTATION :**

**Interstate:** 15 Miles from Interstate 72  
**Rail:** Norfolk & Southern Rail Near By  
**Barge:** 800' Dock Line on the Illinois River  
**Airport:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 01-21-400-001,01-22-300-081 & 01-21-400-015	<b>TIF:</b> No	<b>Property Tax:</b>
<b>County:</b> Morgan	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b>
<b>Zoning:</b> Industrial	<b>Survey:</b> Yes	<b>Traffic Count:</b> Not Applicable
<b>Zoning By:</b> Meredosia	<b>Environmental:</b> Yes	<b>Topography:</b> Flat
<b>Complex:</b> Ameren Meredosia Plant	<b>Archaeological:</b> No	

**UTILITY INFORMATION**

<b>Water Provider:</b> (2) 200 GPM Deep Wells	<b>Service:</b> 6"	<b>Location:</b> On Site
<b>Sewer Provider:</b> Meredosia	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren	<b>Service:</b> 3"	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren	<b>Service:</b> Heavy	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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