

37.91 ACRES - ZONED FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT

Wells Bypass, Mt. Vernon, IL 62864



REDUCED SALE PRICE: \$25,000/ACRE

BARBERMURPHY

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AREA MAP

Wells Bypass, Mt. Vernon, IL



LOCATION OVERVIEW

Situated in major growth area with all utilities to site and located in TIF and Enterprise zone providing access to incentives to enhance development. Located just north of the Veterans Memorial Dr. & I-57/64 Interchange. Property is across from Menards Home Improvement Store and NAPA Auto Parts and near Quik Trip.

 FRONTAGE: 1,282' DEPTH: 1,282'	 I-57/I-64
 TIF DISTRICT	 ENTERPRISE ZONE

LAND PROPERTY SUMMARY

WELLS BYPASS, MT VERNON, IL

LISTING # 2711

LOCATION DETAILS:

Parcel #: 06-35-300-009
County: IL - Jefferson
Zoning: IPCA-PUD Industrial Park Conservation Area

PROPERTY OVERVIEW:

Lot Size: 37.91 Acres
Min Divisible Acres: 37.91
Max Contig Acres: 37.91
Frontage: 1,282'
Depth: 1,282'
Land Status: Vacant
Topography: Flat,Gently Sloping
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-57/64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,000 ADT
Taxes: \$876.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$947,750
Price / Acre: \$25,000
\$/SF (Land): \$0.57

UTILITY INFO:

Water Provider: City Served
Water Location: On Site
Sewer Provider: City of Mount Vernon
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: Near Site
Electric Provider: Tri-County Electric
Electric Location: Available to Site

Property Description

37.91 acres located on Wells By-Pass in southwest Mt. Vernon just west of I-57/64 accessible from Veterans Memorial Dr interchange. Property is zoned for commercial/industrial development. Seller will consider division of property with pricing to be determined on location and size of property.

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