

LAND FOR SALE

COMMERCIAL SITES - 118 ACRES, WILL DIVIDE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

WELLS BYPASS & DAVIDSON AVE., MT. VERNON, IL 62864



SALE PRICE: \$38,000-\$110,000/ACRE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

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PROPERTY SUMMARY 37.91 ACRE SITE

Wells Bypass Mt Vernon, IL



LISTING #	2711
TOTAL ACRES AVAILABLE	37.91
PRICE PER ACRE	\$38,000/ACRE
TOPOGRAPHY	Flat/Gently Sloping
ELECTRIC	Tri-County Co-Op/Available to Site
GAS	Ameren IL/Near Site
SEWER	City Served/8"/On Site
WATER	City Served/10"/On Site
PARCEL #	06-35-300-009
COUNTY	Jefferson
ZONING	CG
TAXES	Yr/2022 - \$301
TIF DISTRICT / ENTERPRISE ZONE	Yes

Property Overview

Vacant land 37.91 acres (may divide), no structures. Land is generally flat to gently sloping. Drainage ditch traversing across near the south portion of the property. Small wooded area on SW corner of property.

Location Overview

Site is located off I-57 between Exits 94 and 95.

Listing No: 426

Land

**Wells By-Pass
Mount Vernon, IL 62864**

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,733,040
Sale Price/Acre: \$69,700
Sale Price/SF: \$1.60

LEASE INFORMATION:

For Lease: Yes
Lease Rate:
Lease Term:

Comments

Near Walmart, Kohls, Lowes, Menards & close to Veterans Memorial Dr. Interchange, Exit 94 & direct Access to Rte. 15, Exit 95. Ideal site for Retail, Restaurant, or Hospitality. High Interstate Visibility w/ 45,000 ADT on I-64 / 57. May Divide. Investment Opportunity.

Total Acres Available: 24.90

Min Divisible Acres:

LAND MEASUREMENTS:

Acres: 24.90
Frontage: 727 FT
Depth: 1,324 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-57 / I-64
Rail:
Barge:
Airport:

PROPERTY INFORMATION:

Parcel No: 06-35-176-015/016	TIF: Yes	Property Tax:
County: Jefferson	Enterprise Zone: Yes	Tax Year:
Zoning: B-4	Survey: Yes	
Zoning By: City of Mount Vernon	Environmental: No	Traffic Count: 45,000 (I-57/64)
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of Mount Vernon	Service:	Location: At Site
Sewer Provider: City of Mount Vernon	Service:	Location: At Site
Gas Provider: Ameren Illinois	Service:	Location: At Site
Electric Provider: Tri-County Electric	Service:	Location: Near Property
Telecom Provider:	Service:	Location:

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Listing No: 1804

Land

**Shiloh Acres - Tract 2 East
East Side of Davidson Ave
Mt. Vernon, IL 62864**

SALE INFORMATION:

For Sale: Yes
Sale Price: \$3,518,000
Sale Price/Acre: \$100,000
Sale Price/SF: \$2.30

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

35.18 acres on east side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to I-57/64 at exits 94 and 95.

Total Acres Available: 35.18

Min Divisible Acres: 35.18

LAND MEASUREMENTS:

Acres: 35.18
Frontage: 1,317 FT
Depth: 1,120 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-57/64
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:

Parcel No: 06-35-300-001 Minus 2.1 AC to 002
County: Jefferson
Zoning: Industrial/PUD
Zoning By: Mt. Vernon
Complex:

TIF: Yes
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax:
Tax Year:
Traffic Count: 6,900
Topography: Level to Rolling

UTILITY INFORMATION

Water Provider: City of Mount Vernon
Sewer Provider: City of Mount Vernon
Gas Provider: Ameren IL
Electric Provider: Tri County Electric
Telecom Provider:

Service: 12" **Location:** West Side of Davidson Ave
Service: 8" **Location:** East Side of Davidson Ave
Service: **Location:**
Service: **Location:**

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Listing No: 1804

Total Acres Available: 20.85

Land

Min Divisible Acres:

Shiloh Acres - Tract 1 West
West Side Davidson Ave
Mt. Vernon, IL 62864

LAND MEASUREMENTS:

Acres: 20.85
Frontage: 1320' FT
Depth: 660' FT

SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,293,500
Sale Price/Acre: \$110,000
Sale Price/SF: \$2.52

Subdivide Site: No

TRANSPORTATION :

Interstate: I-57 / 64
Rail: No
Barge: No
Airport: No



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 06-34-400-002 + 2.1 AC from 001
County: Jefferson
Zoning: Industrial/PUD
Zoning By: City of Mt. Vernon
Complex:

TIF: Yes
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax:
Tax Year:
Traffic Count: 6,900
Topography: Level

Comments

20.85 acres on west side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to Interstate I-57/64 at exits 94 and 95.

UTILITY INFORMATION

Water Provider: City of Mount Vernon
Sewer Provider: City of Mount Vernon
Gas Provider: Ameren IL
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Telecom Provider:

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