

COMMERCIAL SITES - 20.85 - 116.82 ACRES - WILL DIVIDE

Wells By-Pass, Mt. Vernon, IL 62864



REDUCED SALE PRICE: \$29,500-\$110,000/ACRE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Wayne Barber Jr. - SIOR
Principal
Cell: (618) 593-4000
wayne@barbermurphy.com

Mike Pierceall - AICP, CEcD
Broker Associate
Cell: (618) 791-8396
mikep@barbermurphy.com



PROPERTY SUMMARY

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



LISTING #	2711
TOTAL ACRES AVAILABLE	37.91
PRICE PER ACRE	\$30,000/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
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 wooden area on SW corner of property.

LOCATION OVERVIEW

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

PROPERTY SUMMARY

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



LISTING #	1804
TOTAL ACRES AVAILABLE	35.18
PRICE PER ACRE	\$100,000/ACRE
TOPOGRAPHY	LEVEL TO ROLLING
ELECTRIC	TRI-COUNTY CO-OP/AVAILABLE TO SITE
GAS	AMEREN IL/NEAR SITE
SEWER	CITY SERVED/8"/EAST SIDE OF DAVIDSON AVE
WATER	CITY SERVED/12"/WEST SIDE OF DAVIDSON AVE
PARCEL #	06-35-300-001 MINUS 2.1 AC TO 002
COUNTY	JEFFERSON
ZONING	IDUSTRIAL/PUD
TIF DISTRICT/ENTERPRISE ZONE	YES

PROPERTY OVERVIEW

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.

PROPERTY SUMMARY

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



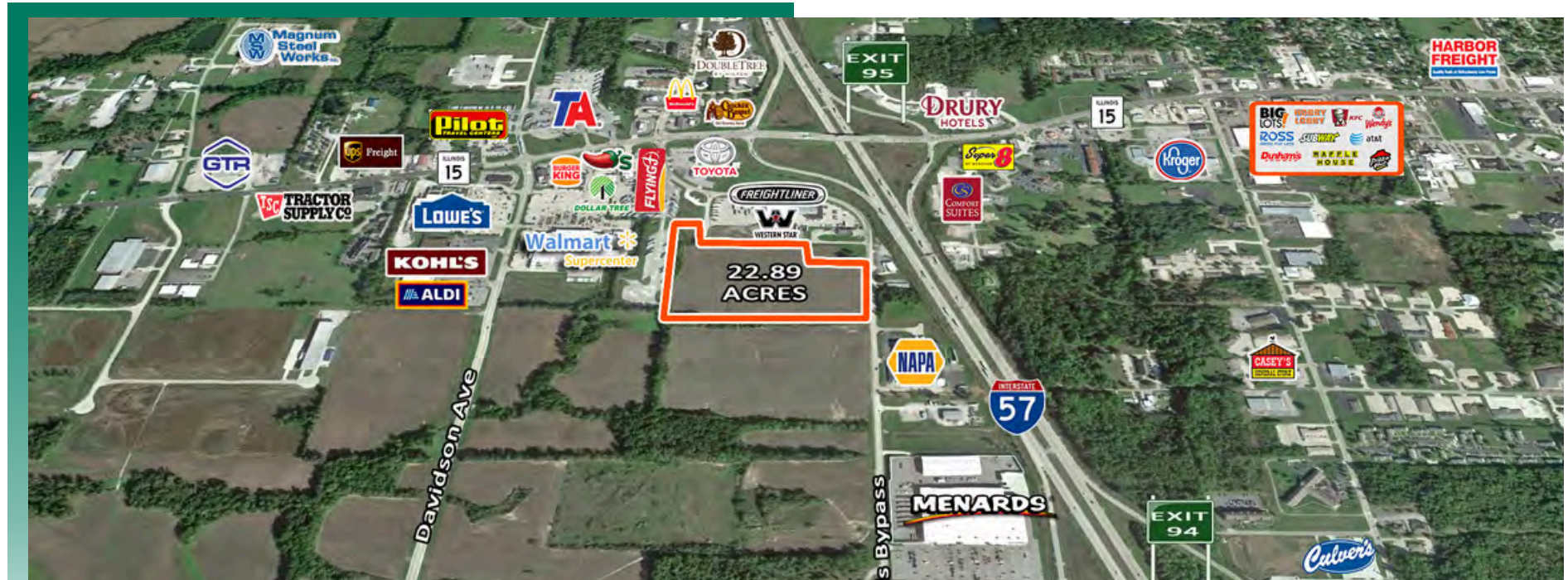
LISTING #	1804
TOTAL ACRES AVAILABLE	20.85
PRICE PER ACRE	\$110,000/ACRE
TOPOGRAPHY	LEVEL
ELECTRIC	TRI-COUNTY CO-OP/AVAILABLE TO SITE
GAS	AMEREN IL/NEAR SITE
SEWER	CITY SERVED/8"/EAST SIDE OF DAVIDSON AVE
WATER	CITY SERVED/12"/WEST SIDE OF DAVIDSON AVE
PARCEL #	06-31-400-002 PLUS 2.1 AC FROM 001
COUNTY	JEFFERSON
ZONING	IDUSTRIAL/PUD
TIF DISTRICT/ENTERPRISE ZONE	YES

PROPERTY OVERVIEW

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

PROPERTY SUMMARY

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



LISTING #	2977
TOTAL ACRES AVAILABLE	22.89
PRICE PER ACRE	\$29,500/ACRE
TOPOGRAPHY	FLAT TO GENTLY ROLLING
ELECTRIC	TRI COUNTY ELECTRIC/NEARBY
GAS	AMEREN ILLINOIS/NEARBY
SEWER	CITY OF MT. VERNON/WELLS BY-PASS
WATER	CITY OF MT. VERNON/WELLS BY-PASS
PARCEL #	06-35-176-015 & 016
COUNTY	JEFFERSON
ZONING	INDUSTRIAL & PUD
TIF DISTRICT/ENTERPRISE ZONE	YES

PROPERTY OVERVIEW

22.89 acres commercial land located along Wells By-Pass approximately a quarter-mile from the SW quadrant of the I-57 & IL Rt. 15 intersection. All essential utilities border or within close proximity to the site. Located near major commercial developments as depicted on the flyer. See Conceptual Development Plan depicting the layout of the division of the property which is flexible based on end-user needs. Property is located within a TIF District