

# COMMERCIAL SITES - 20.85 - 93.93 ACRES - WILL DIVIDE

Wells By-Pass, Mt. Vernon, IL 62864



**REDUCED SALE PRICE: \$30,000-\$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



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.



# 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.