

COMMERCIAL SITES > 20.85 - 93.93 ACRES - WILL DIVIDE

Wells Bypass & Davidson Ave., Mt. Vernon, IL 62864



REDUCED SALE PRICE: \$0.57 - \$2.50/SF

BARBERMURPHY

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

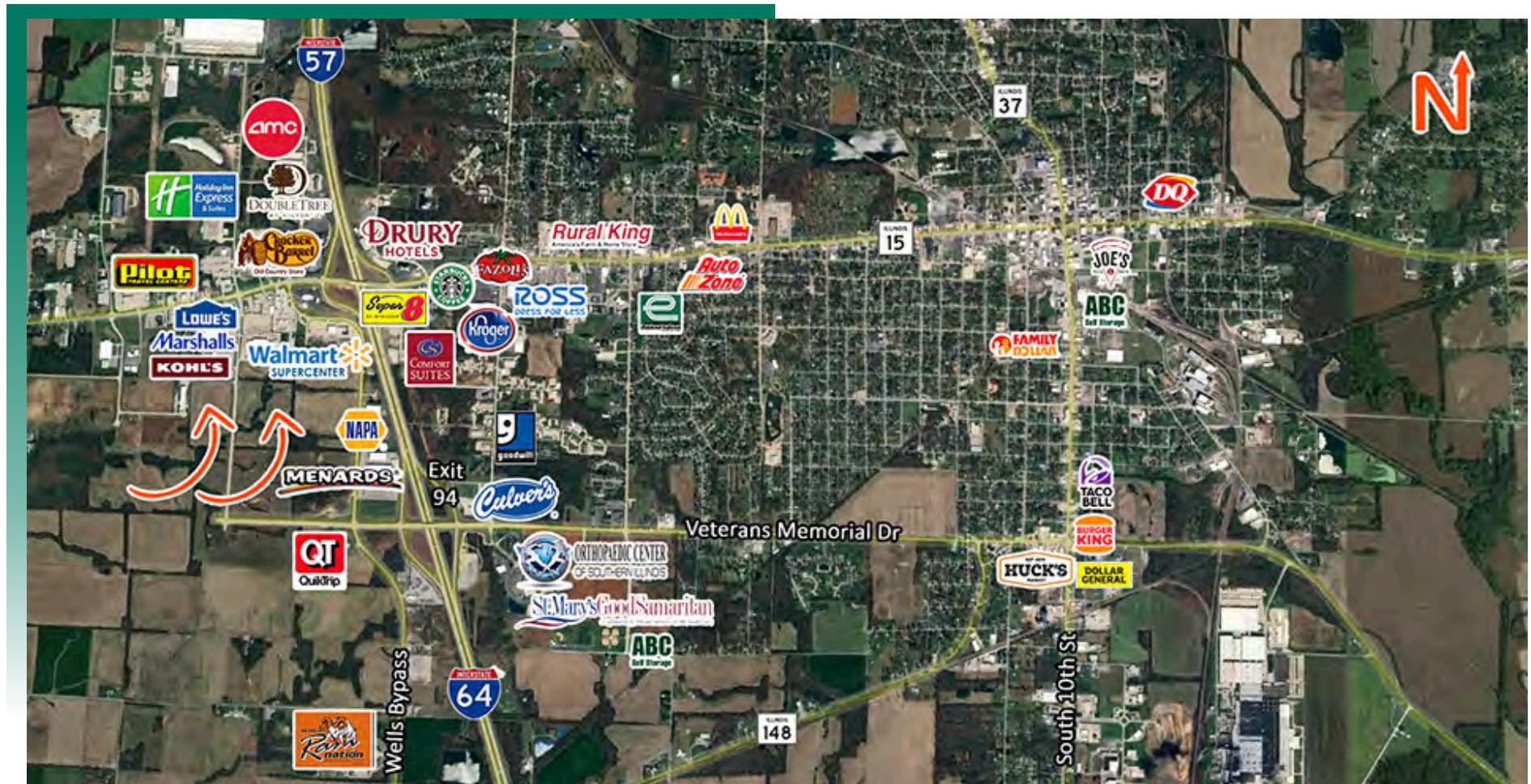
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AREA MAP

Wells Bypass & Davidson Ave., Mt. Vernon, IL



LOCATION OVERVIEW

Located in new developing Commercial Area. 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.

LAND PROPERTY SUMMARY

WEST SIDE OF DAVIDSON AVENUE

LISTING # 1804

LOCATION DETAILS:

Parcel #: 06-34-400-002 + 2.1 AC from 001
County: IL - Jefferson
Zoning: Industrial/PUD - City of Mt. V



PROPERTY OVERVIEW:

Lot Size: 20.85 Acres
Min Divisible Acres: 20.85
Max Contig Acres: 20.85
Frontage: 1,320
Depth: 660
Topography: Level
Archeological: No
Environmental: No
Survey: No

SALE INFORMATION:

\$/SF (Land): \$1.85-\$2.50 / SF

UTILITY INFO:

Water Provider: City of Mount Vernon
Water Location: West Side of Davidson Ave
Sewer Provider: City of Mount Vernon
Sewer Location: East Side of Davidson Ave
Gas Provider: Ameren IL
Gas Location: Davidson Ave
Electric Provider: Tri County Electric
Electric Location: Davidson Ave

PROPERTY DESCRIPTION:

20.85 acres on west side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Site is suitable for Commercial/Mixed Use Development. Additional Acreage surrounding Site is also available. Seller will consider division of property. Price ranges from \$1.85 - \$2.50 SF depending on size of tract and location.

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:

Taxes: \$514.20
Tax Year: 2024

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LAND PROPERTY SUMMARY

EAST SIDE OF DAVIDSON AVE

LISTING # 1804

LOCATION DETAILS:

Parcel #: 06-35-300-001 Minus 2.1 AC to 002
County: IL - Jefferson
Zoning: Industrial/PUD - Mt. Vernon



PROPERTY OVERVIEW:

Lot Size: 35.18 Acres
Min Divisible Acres: 35.18
Max Contig Acres: 35.18
Frontage: 1,317
Depth: 1120
Topography: Level to Rolling
Archeological: No
Environmental: No
Survey: No

SALE INFORMATION:

\$/SF (Land): \$1.85 - \$2.50 / SF

UTILITY INFO:

Water Provider: City of Mount Vernon
Water Location: West Side of Davidson
Sewer Provider: City of Mount Vernon
Sewer Location: East Side of Davidson
Gas Provider: Ameren IL
Gas Location: Davidson Ave
Electric Provider: Tri County Electric
Electric Location: Davidson Ave

TRANSPORTATION:

Interstate Access: I-57/64

35.18 acres on east side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Site is suitable for Commercial/Mixed Use Development. Additional Acreage surrounding Site is also available. Seller will consider division of property. Price ranges from \$1.85 - \$2.50 SF depending on size of tract and location.

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$847.54
Tax Year: 2024

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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

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

TRANSPORTATION:

Interstate Access: I-57/64

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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