

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

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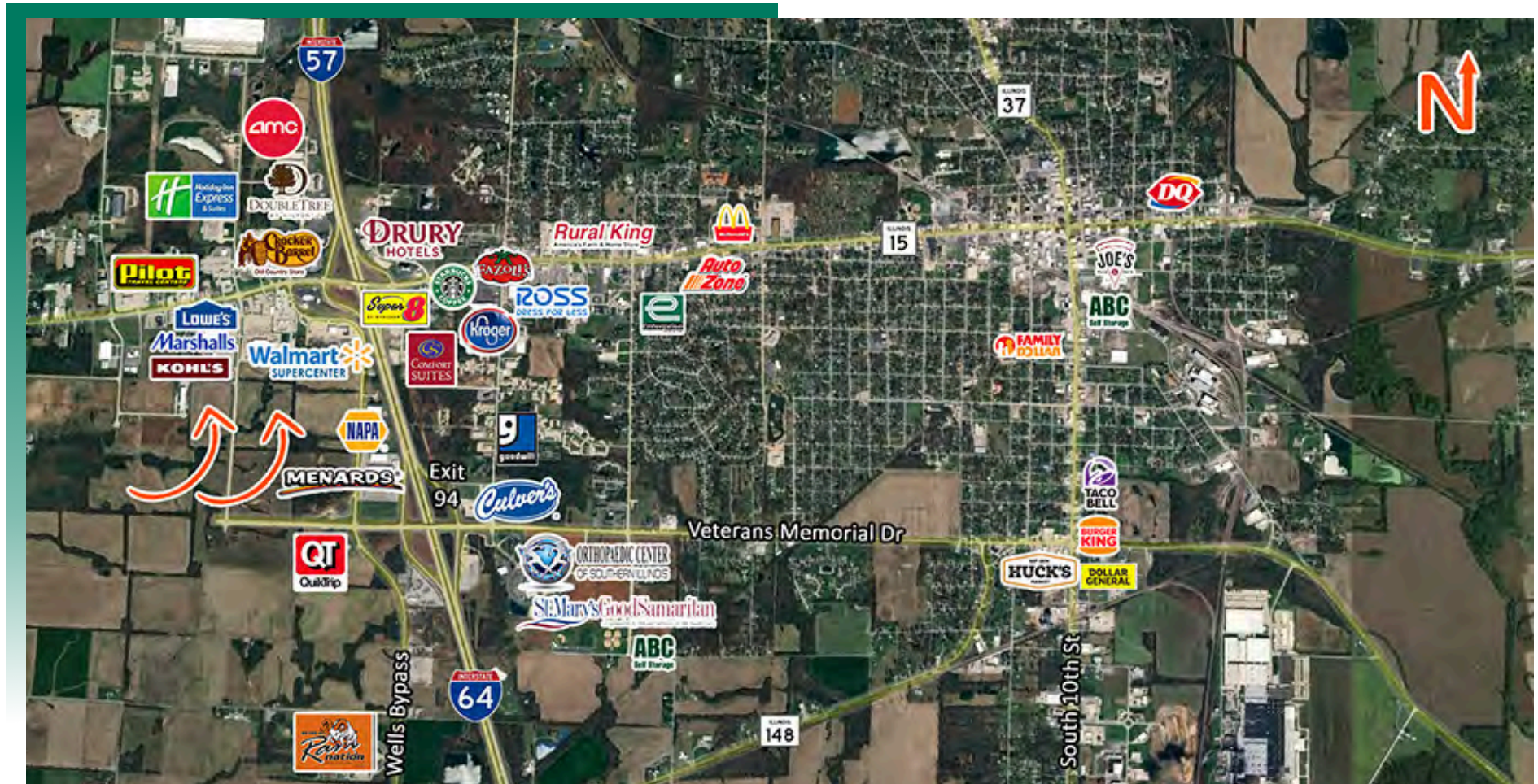
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

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, Lowe's & 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

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



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.

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

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: \$847.54
Tax Year: 2024



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

PROPERTY DESCRIPTION:

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.

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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