

LAND FOR SALE

7.66 ACRES

NORTH 44TH STREET, MOUNT VERNON, IL 62864



REDUCED SALE PRICE: \$550,000

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

MICHAEL PIERCEALL

Broker

office: (618) 277-4400

cell: (618) 791-8396

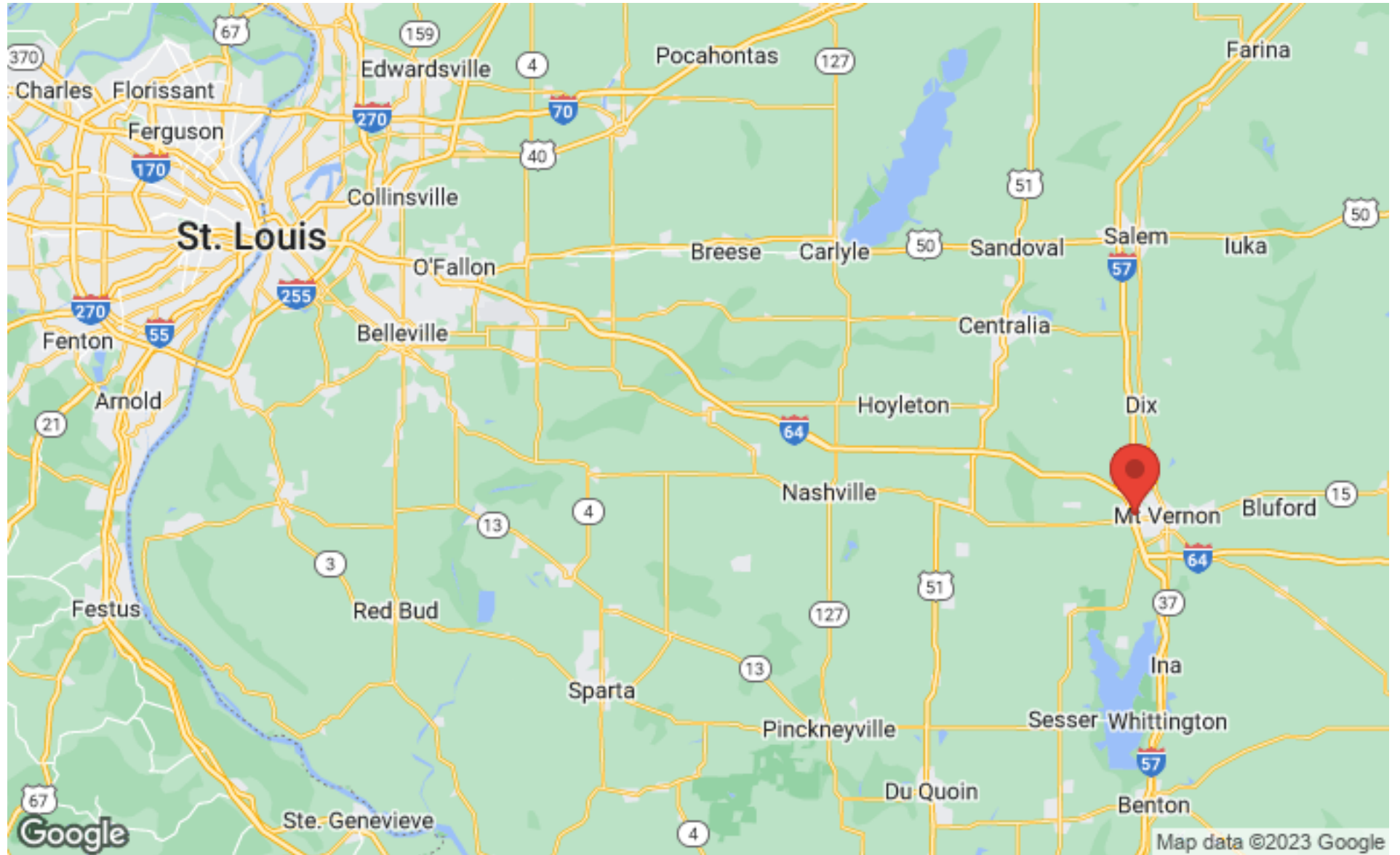
mikep@barbermurphy.com

Motivated Seller

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.

REGIONAL MAP

NORTH 44TH STREET



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AREA MAP & LOCATION OVERVIEW

NORTH 44TH STREET

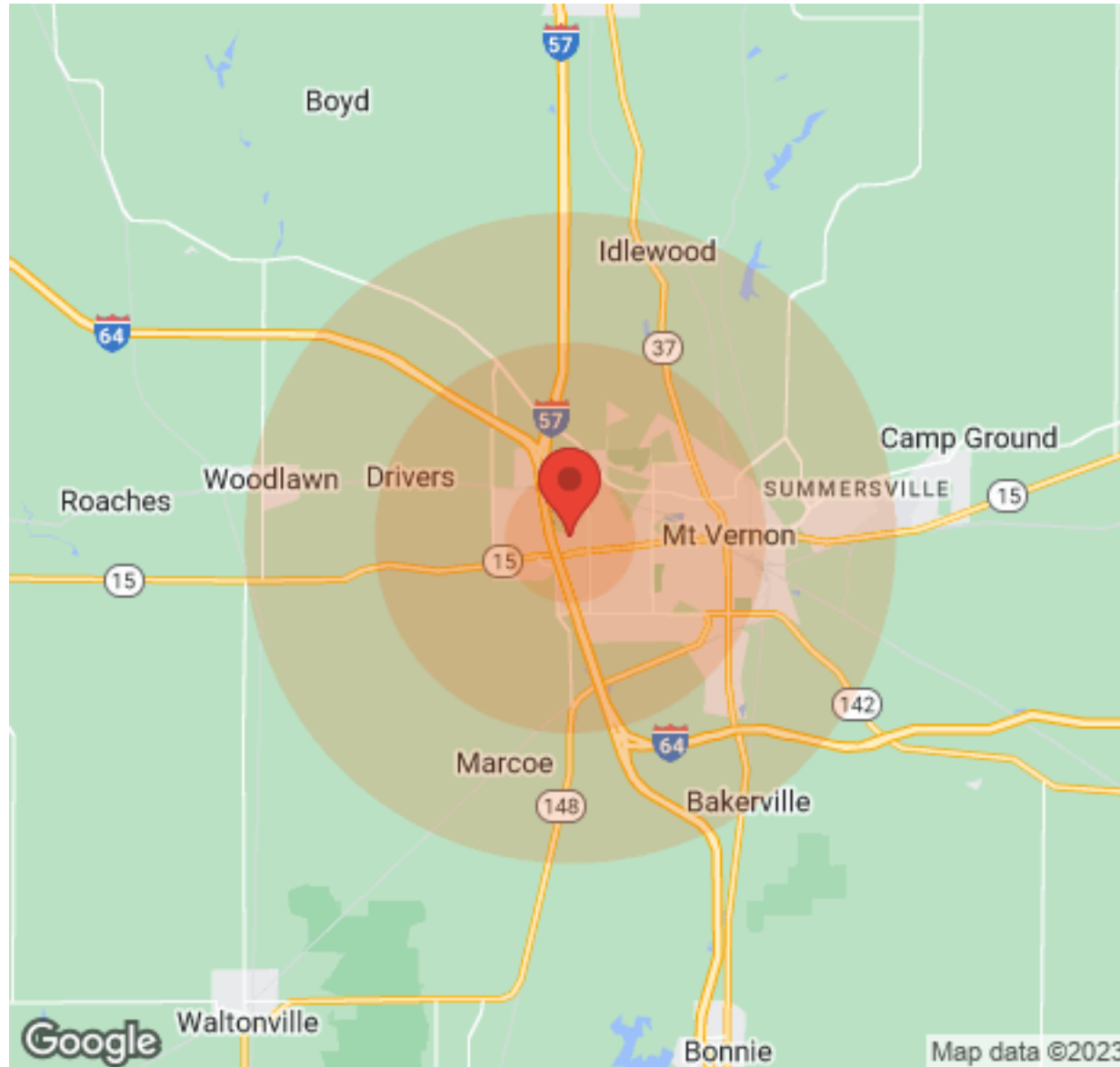


LOCATION OVERVIEW

The city of Mount Vernon is the county seat of Jefferson County and the main city of the Mount Vernon Micropolitan Statistical Area in southern Illinois, located 80 miles southeast of St. Louis, Missouri. Located on N. 44th Street at the NE quadrant of the I-57 / IL. Rt. 15 interchange (Exit 95) which is the primary business corridor serving Mt. Vernon and Jefferson County.

DEMOGRAPHICS

NORTH 44TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	756	6,389	9,141
Female	913	7,180	10,014
Total Population	1,669	13,569	19,155

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	203	2,647	3,789
Ages 15-24	139	1,759	2,561
Ages 25-54	476	4,701	6,719
Ages 55-64	283	1,681	2,378
Ages 65+	568	2,781	3,708

Income	1 Mile	3 Miles	5 Miles
Median	\$45,799	\$35,793	\$35,427
< \$15,000	252	1,437	1,808
\$15,000-\$24,999	148	846	1,284
\$25,000-\$34,999	83	815	1,064
\$35,000-\$49,999	67	880	1,296
\$50,000-\$74,999	164	984	1,270
\$75,000-\$99,999	86	414	684
\$100,000-\$149,999	85	458	642
\$150,000-\$199,999	7	68	106
> \$200,000	16	161	188

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,013	7,529	10,148
Occupied	974	6,793	9,135
Owner Occupied	449	3,919	5,673
Renter Occupied	525	2,874	3,462
Vacant	39	736	1,013

LAND PROPERTY SUMMARY

NORTH 44TH STREET

LISTING # 2772

SALE/LEASE INFO

Price: \$550,000
Price / Acre: \$71,802
Price / SF: \$1.65

LAND MEASUREMENTS

Lot Size: 7.66 Acres
Lot SF: 333,670 SF
Min Divisible Acres: 7.66 Acres
Dimensions: 951' x 565'

PROPERTY INFO

APN: 06-26-451-008
County: IL - Jefferson
Zoning: B-3 Interchange Business
Topography: Gently Sloping
Traffic Count: 18,200
Property Taxes: \$4,769

UTILITY INFO

Water Provider/Location: City Served
Sewer Provider/Location: City Served
Gas Provider/Location: Ameren IL

TRANSPORTATION

Interstate: I-57
Airport: Marion (MWA) Airport (40 miles)



Property Description

7.66 acres prime commercial land located on N. 44th Street at the NE quadrant of the I-57 / IL. Rt. 15 interchange (Exit 95) which is the primary business corridor serving Mt. Vernon and Jefferson County. Highly visible property with all essential utilities available to site. Located next to McAlister's Deli, Steak n' Shake and across from Drury Inn & Suites, Panera Restaurant and Roadhouse Harley Davidson Dealer.

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