

# 7.66 ACRE DEVELOPMENT SITE WITH INTERSTATE VISIBILITY

N 44th Street, Mt. Vernon, IL 62864



## CALL FOR OFFERS - MOTIVATED SELLER

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

N 44th Street, Mt. Vernon, IL 62864

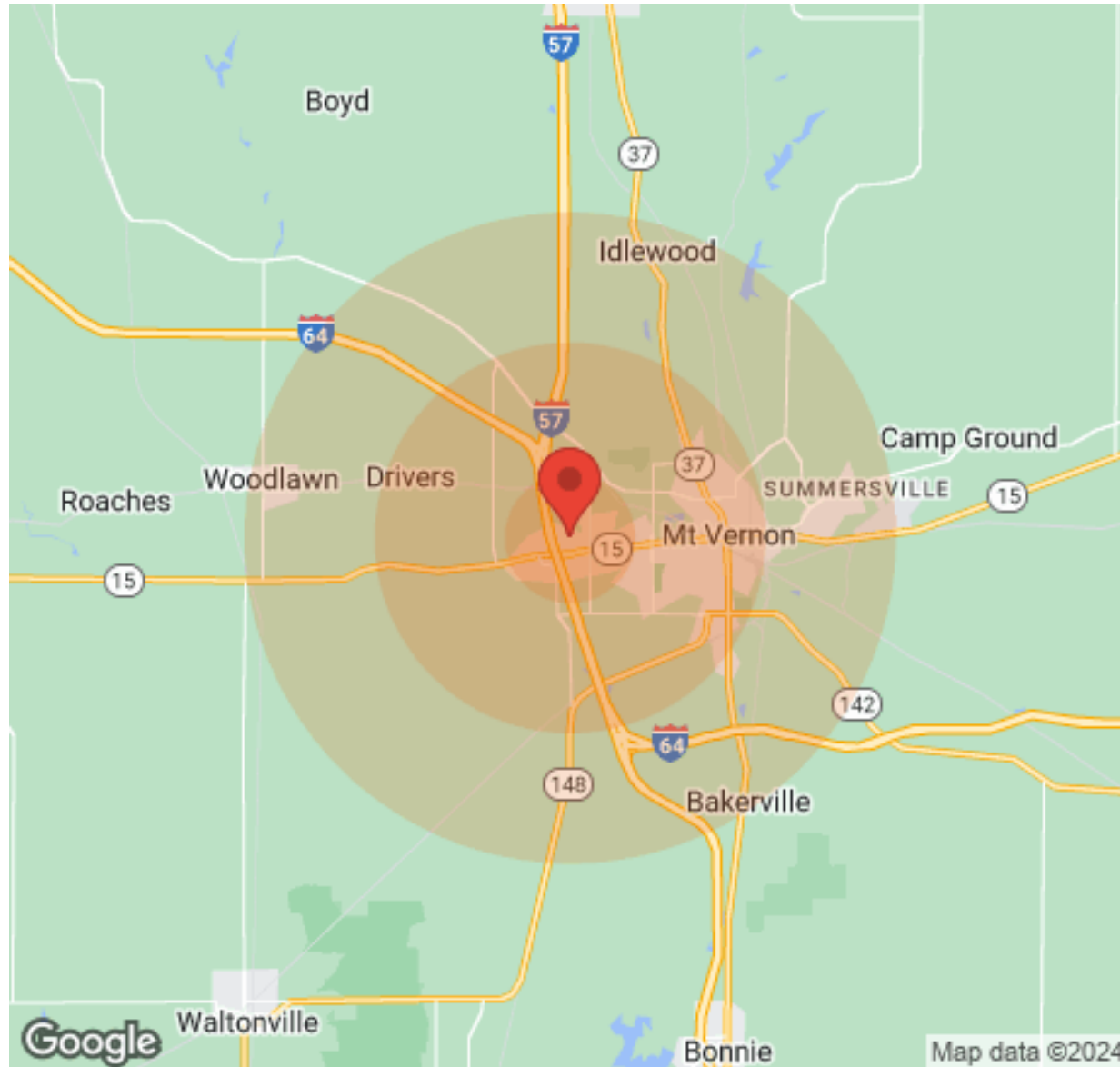


## LOCATION OVERVIEW

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.

# 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

## LOCATION DETAILS:

Parcel #: 06-26-451-008  
County: IL - Jefferson  
Zoning: B-3 Interchange Business

## PROPERTY OVERVIEW:

Lot Size: 7.66 Acres  
Min Divisible Acres: 7.66  
Max Contig Acres: 7.66  
Frontage: 951'  
Depth: 565'  
Land Status: Vacant  
Topography: Gently Sloping  
Archeological: No  
Environmental: No  
Survey: No

## TAX INCENTIVE ZONES:

TIF District: No  
Enterprise Zone: No  
Opportunity Zone: No  
Foreign Trade Zone: No

## TRANSPORTATION:

Interstate Access: I-57

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 18,200  
Taxes: \$4.77  
Tax Year: 2021



## SALE INFORMATION:

Sale Price: CALL FOR OFFERS - MOTIVATED SELLER

## UTILITY INFO:

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

## PROPERTY DESCRIPTION:

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