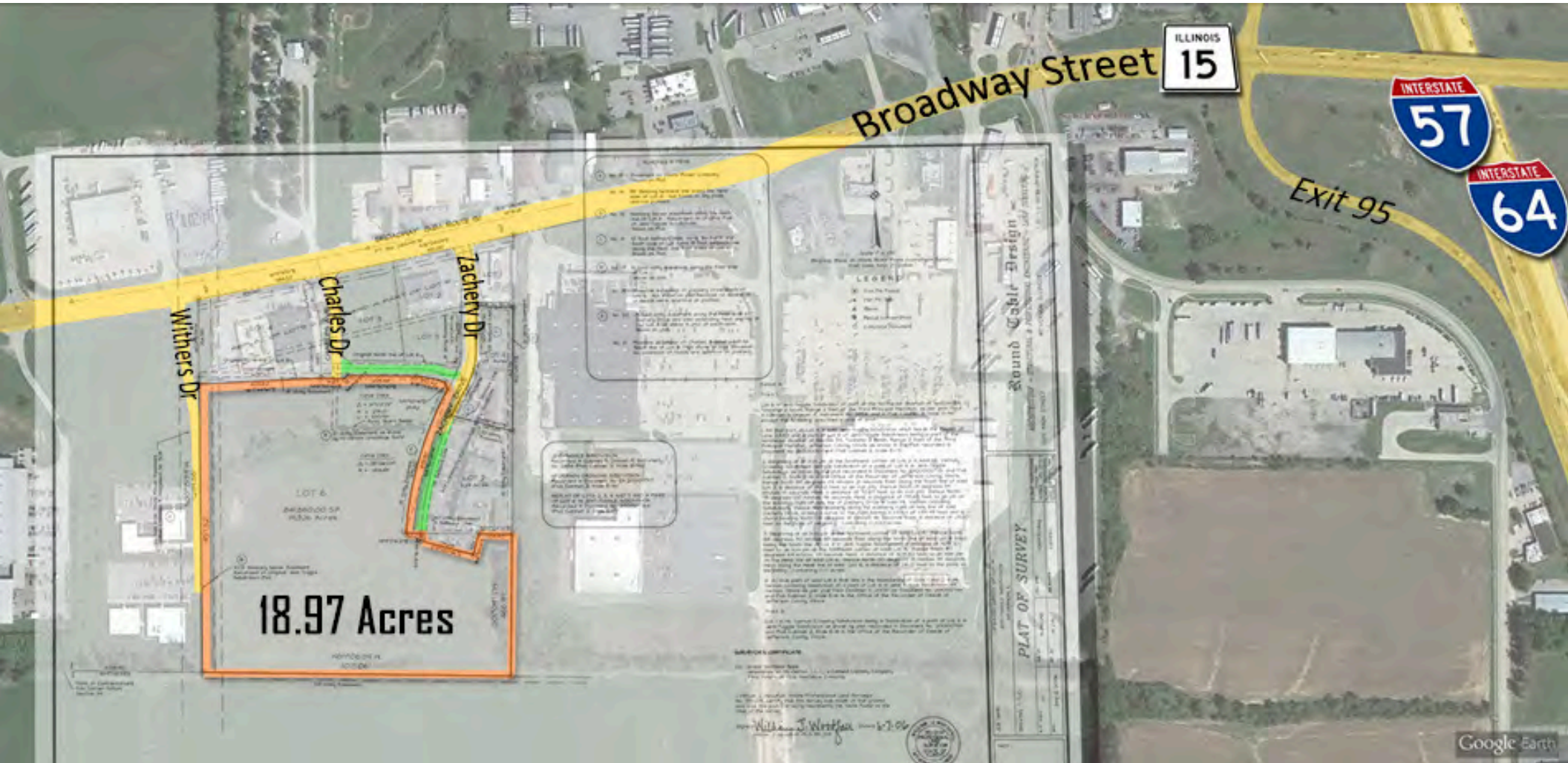


LAND FOR SALE

Zachery Dr. & IL Rte 15, Mt. Vernon 62864



18.97 ACRE DEVELOPMENT SITE

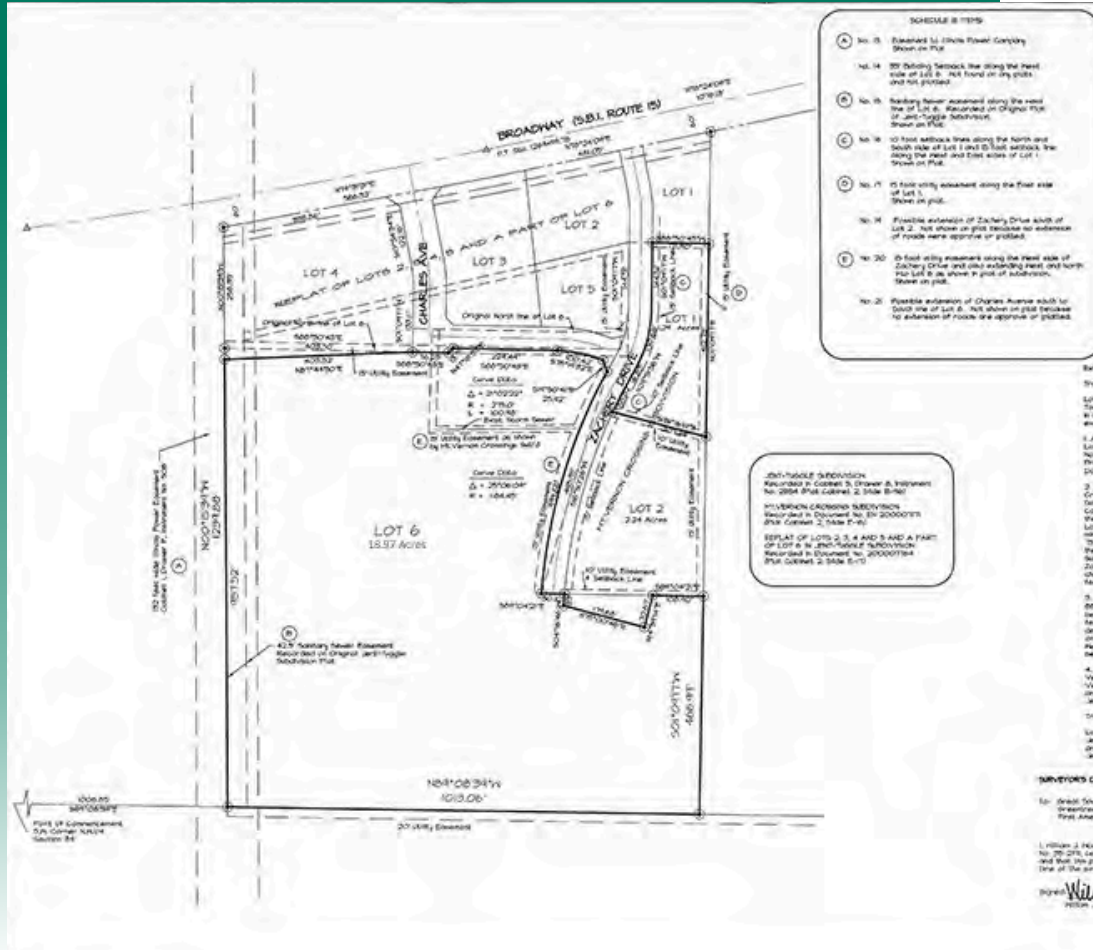
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Pierceall - AICP, CEcD
Broker Associate
Cell: (618) 791-8396
mikep@barbermurphy.com



SURVEY

Zachery Dr. & IL Rte 15, Mt. Vernon, IL 62864



Frontage: 467'
Depth: 982'

Topography:
Flat

Utilities

Zoning:
B-2

18.97 Acres of Commercial land

Highly visible property with all essential utilities available to site

Zoned B-2 by the City of Mount Vernon

0.70 miles West of I-57 and IL 15 Interchange (Exit 95) which is the primary business corridor serving Mt. Vernon and Jefferson County.

Excellent commercial site that has potential to be developed/ subdivided for multi commercial users



AREA MAP

Zachery Dr. & IL Rte 15, Mt. Vernon, IL 62864



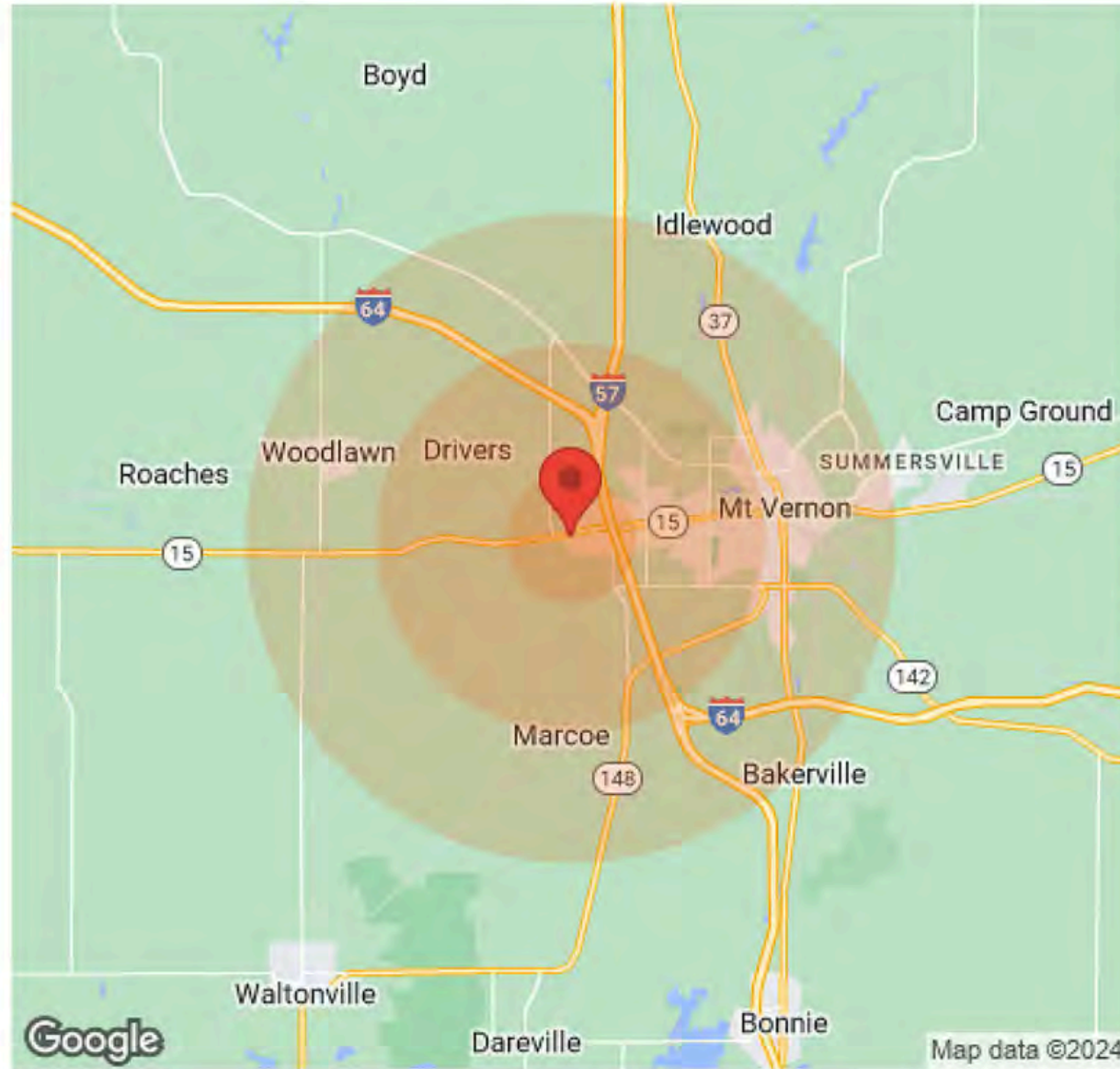
LOCATION OVERVIEW

Located along IL Rte 15 (West Broadway) and Zachery Dr. on the West side of Mt. Vernon. Local retailers and businesses near this site are: Tractor Supply, Sherman Williams, Subway, Lowes and Kohl's.

IL Rte 15 Exit 95

DEMOGRAPHICS

Zachery Dr. & IL Rte 15, Mt. Vernon, IL 62864



Population	1 Mile	3 Miles	5 Miles
Male	443	4,362	8,448
Female	442	4,813	9,263
Total Population	885	9,175	17,711

Income	1 Mile	3 Miles	5 Miles
Median	\$50,638	\$43,567	\$35,793
< \$15,000	62	869	1,701
\$15,000-\$24,999	59	466	1,135
\$25,000-\$34,999	47	551	1,023
\$35,000-\$49,999	39	605	1,139
\$50,000-\$74,999	106	729	1,192
\$75,000-\$99,999	46	304	618
\$100,000-\$149,999	42	381	632
\$150,000-\$199,999	6	62	90
> \$200,000	3	161	164

Housing	1 Mile	3 Miles	5 Miles
Total Units	453	4,906	9,485
Occupied	435	4,533	8,523
Owner Occupied	321	2,622	5,284
Renter Occupied	114	1,911	3,239
Vacant	18	373	962

Google

Map data ©2024

LAND PROPERTY SUMMARY

#2923

Zachery Dr. & IL Rte 15, Mt. Vernon, IL 62864

SALE INFORMATION:

Sale Price:	\$285,000
Sale Price/Acre:	\$15,024
Sale Price/SF:	\$0.34

LAND MEASUREMENTS:

Acres:	18.97 AC
Total Acres Available:	18.97 AC
Min Divisible Available:	18.97 AC
Frontage:	467 FT
Depth:	982 FT
Subdivide Site:	NO

PROPERTY INFORMATION:

Parcel No:	06-34-278-004
County:	Jefferson
Zoning:	B-2
Prior Use:	-
Traffic Count:	9,500 Rte. 15
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	YES
Environmental:	NO
Archaeological:	NO
Property Tax:	\$3,620
Tax Year:	2022
Topography:	Flat



UTILITY INFORMATION:

Water Provider:	City of Mt. Vernon
Service/Location:	8" Main, On Site
Sewer Provider:	City of Mt. Vernon
Service/Location:	8", Main, On Site
Gas Provider:	Ameren Illinois
Location:	On Site
Electric Provider:	Ameren Illinois
Location:	On Site
Telecom Provider:	-
Location:	-

TRANSPORTATION:

Interstate:	N/A
Rail:	N/A
Barge:	N/A
Airport:	N/A

COMMENTS:

Competitively priced to sell



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