

COMMERCIAL SITES - 22.89 ACRES - WILL DIVIDE

Wells By-Pass, Mt. Vernon, IL 62864



SALE PRICE: \$29,500/ACRE

BARBERMURPHY

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

Wayne Barber Jr. - SIOR
Principal
Cell: (618) 593-4000
wayne@barbermurphy.com

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



PROPERTY SUMMARY

Wells By-Pass, Mt. Vernon, IL 62864



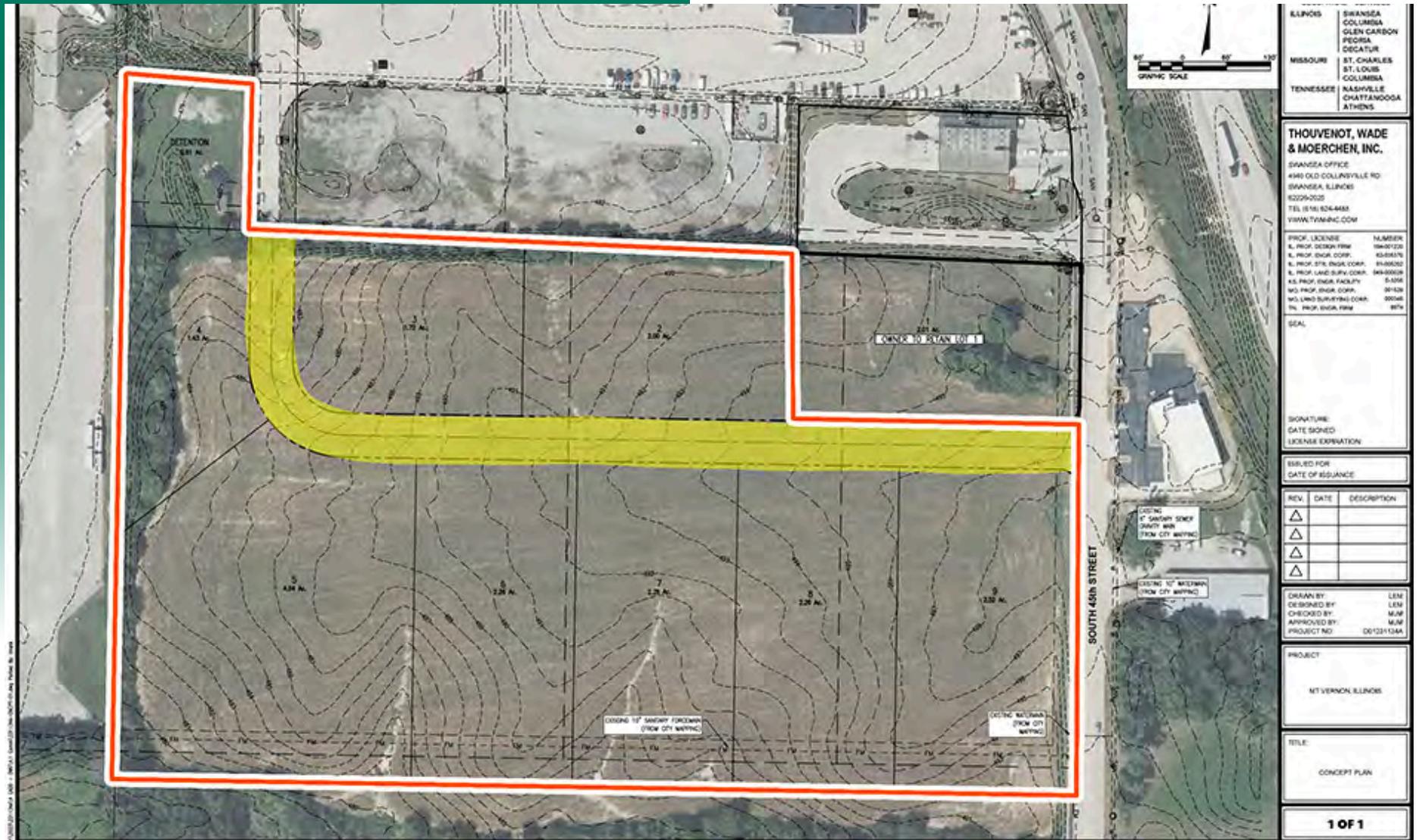
LISTING #	2977
TOTAL ACRES AVAILABLE	22.89
PRICE PER ACRE	\$29,500/ACRE
TOPOGRAPHY	FLAT TO GENTLY ROLLING
ELECTRIC	TRI COUNTY ELECTRIC/NEARBY
GAS	AMEREN ILLINOIS/NEARBY
SEWER	CITY OF MT. VERNON/WELLS BY-PASS
WATER	CITY OF MT. VERNON/WELLS BY-PASS
PARCEL #	06-35-176-015 & 016
COUNTY	JEFFERSON
ZONING	INDUSTRIAL & PUD
TIF DISTRICT/ENTERPRISE ZONE	YES

PROPERTY OVERVIEW

22.89 acres commercial land located along Wells By-Pass approximately a quarter-mile from the SW quadrant of the I-57 & IL Rt. 15 intersection. All essential utilities border or within close proximity to the site. Located near major commercial developments as depicted on the flyer. See Conceptual Development Plan depicting the layout of the division of the property which is flexible based on end-user needs. Property is located within a TIF District.

CONCEPTUAL DEVELOPMENT PLAN

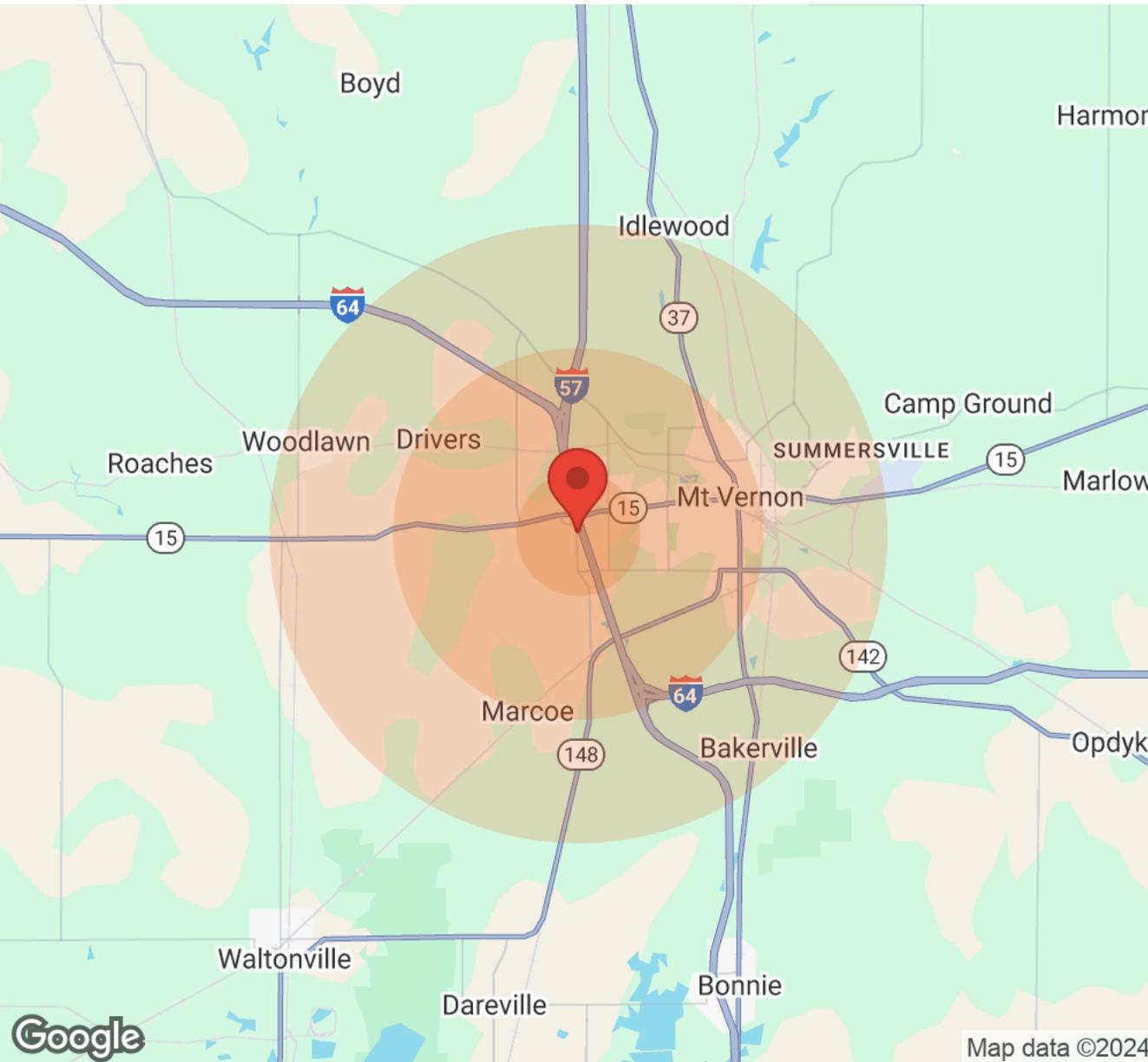
Wells By-Pass, Mt. Vernon, IL 62864



The following plan depicts possible layout for the division of the 22.89 acres with 8 commercial lots ranging from 1.43 acres to 4.04 acres as depicted on the Conceptual Development Plan. Access to the lots is from a proposed interior roadway off of Wells By-Pass running west connecting to the public road on the northern border as shown on the plan. Contact broker for additional information on pricing.

DEMOGRAPHICS

WELLS BYPASS



Population	1 Mile	3 Miles	5 Miles
Male	801	5,516	7,892
Female	929	6,208	8,687
Total Population	1,730	11,724	16,579

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	340	2,290	3,310
Ages 15-24	239	1,524	2,226
Ages 25-54	602	4,017	5,786
Ages 55-64	178	1,453	2,023
Ages 65+	371	2,440	3,234

Race	1 Mile	3 Miles	5 Miles
White	1,439	9,577	14,055
Black	178	1,754	2,078
Am In/AK Nat	N/A	6	6
Hawaiian	N/A	N/A	N/A
Hispanic	57	271	323
Multi-Racial	140	622	720

Income	1 Mile	3 Miles	5 Miles
Median	\$38,019	\$35,793	\$35,427
< \$15,000	262	1,264	1,631
\$15,000-\$24,999	33	728	1,105
\$25,000-\$34,999	73	640	963
\$35,000-\$49,999	117	762	1,092
\$50,000-\$74,999	124	852	1,090
\$75,000-\$99,999	42	341	568
\$100,000-\$149,999	72	434	558
\$150,000-\$199,999	33	68	90
> \$200,000	39	161	164

Housing	1 Mile	3 Miles	5 Miles
Total Units	841	6,433	8,984
Occupied	812	5,816	8,050
Owner Occupied	320	3,287	4,881
Renter Occupied	492	2,529	3,169
Vacant	29	617	934

BARBERMURPHY
 COMMERCIAL REAL ESTATE SOLUTIONS
 1173 Fortune Boulevard Shiloh, IL 62269
 618-277-4400 BARBERMURPHY.COM

MICHAEL PIERCEALL
 Broker
 O: (618) 277-4400
 C: (618) 791-8396
 mikep@barbermurphy.com

WANE BARBER JR.
 Pricipal
 O: (618) 277-4400
 wayne@barbermurphy.com

Map data ©2024