

# Commercial/Mixed Use Development Sites

Davidson Avenue, Mt Vernon, IL 62864



- (2) tracts total 55.94 Acres | Tract 1: 20.85 Acres – Tract 2: 35.18 Acres
- Located in new developing Commercial Area
- Easy access to I-57/64 via Route 15 and Veterans Memorial Drive
- Located in a TIF District and Enterprise Zone
- Tracts are Divisible

Sale Price:  
**\$100,000 - \$110,000/Acre**

**BARBERMURPHY**

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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.





Davidson Ave. West – 20.85 Acres / Davidson Ave. East 35.18 Acres  
 West - \$110,000 per Acre/ East - \$100,000 per Acre

Located on Davidson Avenue, south of IL Route 15.

These Sites are suitable for Commercial/Mixed Use Development.

Situated south of major retailers (Kohl's, Lowes & Walmart) and near the new City owned Industrial Park.

**Listing No:** 1804

**Land**

Shiloh Acres - Tract 2 East  
East Side of Davidson Ave  
Mt. Vernon, IL 62864

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$3,518,000  
**Sale Price/Acre:** \$100,000  
**Sale Price/SF:** \$2.30

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

35.18 acres on east side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to I-57/64 at exits 94 and 95.

**Total Acres Available:** 35.18

**Min Divisible Acres:** 35.18

**LAND MEASUREMENTS:**

**Acres:** 35.18  
**Frontage:** 1317' FT  
**Depth:** 1120' FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-57/64  
**Rail:** No  
**Barge:** No  
**Airport:** No

**PROPERTY INFORMATION:**

**Parcel No:** 06-35-300-001 Minus 2.1 AC to 002  
**County:** Jefferson  
**Zoning:** Industrial/PUD  
**Zoning By:** Mt. Vernon  
**Complex:**

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$347.26  
**Tax Year:** 2018  
**Traffic Count:** 6,900  
**Topography:** Level to Rolling

**UTILITY INFORMATION**

**Water Provider:** City of Mount Vernon  
**Sewer Provider:** City of Mount Vernon  
**Gas Provider:** Ameren IL  
**Electric Provider:** Tri County Electric  
**Telecom Provider:**

**Service:** 12" **Location:** West Side of Davidson Ave  
**Service:** 8" **Location:** East Side of Davidson Ave  
**Service:** **Location:**  
**Service:** **Location:**

**Listing Broker(s)**

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**Listing No:** 1804

**Land**

Shiloh Acres - Tract 1 West  
West Side Davidson Ave  
Mt. Vernon, IL 62864

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$2,293,500  
**Sale Price/Acre:** \$110,000  
**Sale Price/SF:** \$2.52

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

20.85 acres on west side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & 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.

**Total Acres Available:** 20.85

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 20.85  
**Frontage:** 1320' FT  
**Depth:** 660' FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-57 / 64  
**Rail:** No  
**Barge:** No  
**Airport:** No

**PROPERTY INFORMATION:**

**Parcel No:** 06-34-400-002 + 2.1 AC from 001  
**County:** Jefferson  
**Zoning:** Industrial/PUD  
**Zoning By:** City of Mt. Vernon  
**Complex:**

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$257.38  
**Tax Year:** 2018  
**Traffic Count:** 6,900  
**Topography:** Level

**UTILITY INFORMATION**

**Water Provider:** City of Mount Vernon  
**Sewer Provider:** City of Mount Vernon  
**Gas Provider:** Ameren IL  
**Electric Provider:** Tri County Electric  
**Telecom Provider:**

**Service:** 12" **Location:** West Side of Davidson Ave  
**Service:** 8" **Location:** East Side of Davidson Ave  
**Service:** **Location:**  
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