

19.97 ACRES OF COMMERCIAL LAND: Off of SW Quadrants I-57 & Veterans Memorial Dr

11650 N Wells Bypass Ln., Mt Vernon, IL 62864



SALE PRICE: \$1.50/SF - UNDIVIDED

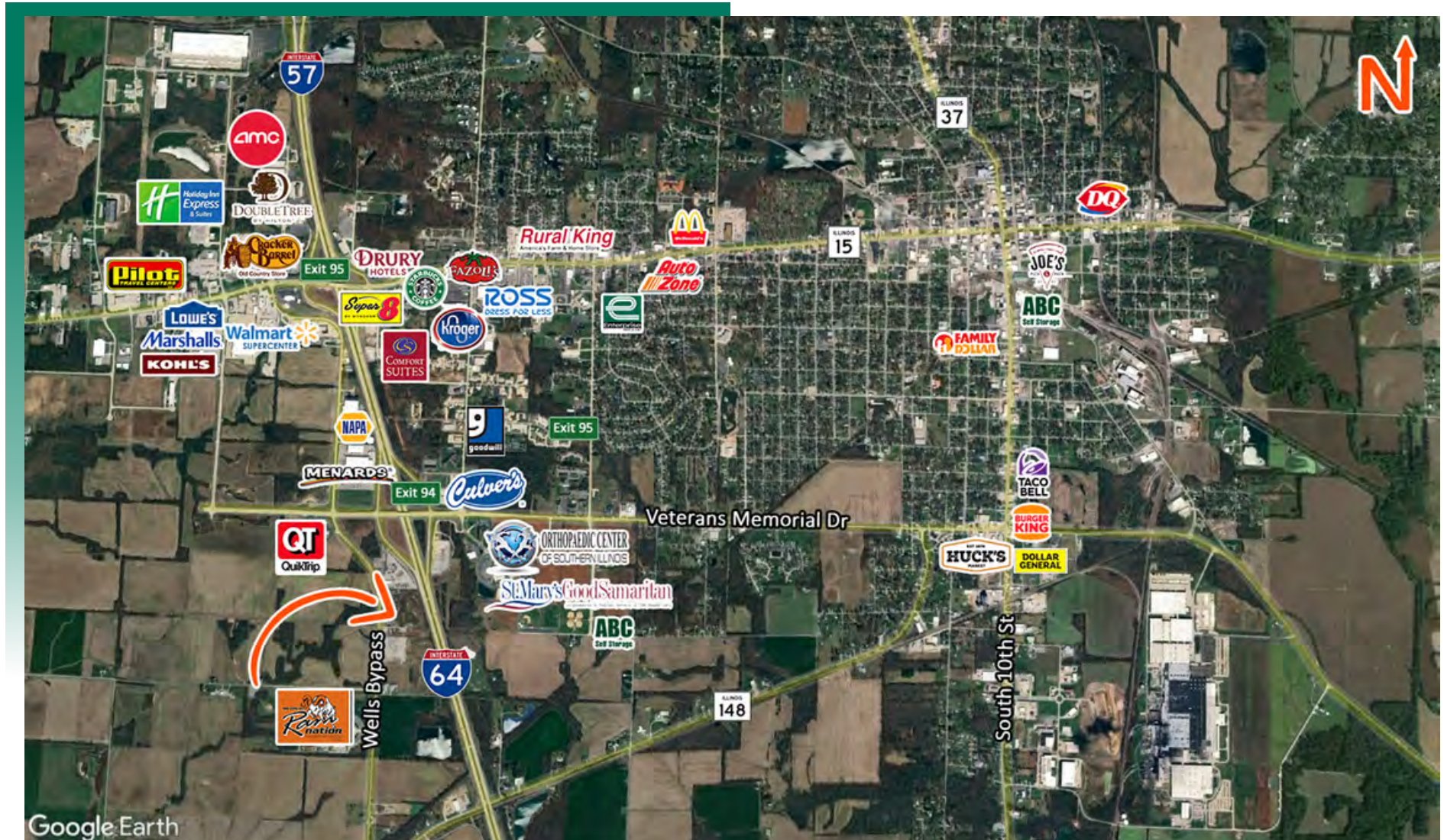
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AREA MAP

11650 N Wells Bypass Ln., Mt Vernon, IL 62864



LOCATION OVERVIEW

Situated just south of the Veterans Memorial Drive interchange, the property benefits from immediate access to I 57/I 64 and strong regional connectivity. The surrounding area includes major institutional, medical, and commercial anchors, supporting a wide range of potential development opportunities.

PROPERTY HIGHLIGHTS

11650 N Wells Bypass Ln., Mt Vernon, IL 62864



PRIME INTERSTATE VISIBILITY

Highly visible from I-57, offering strong exposure & branding opportunities for future commercial development.

19.97 COMMERCIAL ACRES

Large, commercially zoned site ready for retail, hospitality, medical, mixed-use, or service-based projects.

STRATEGIC REGIONAL LOCATION

Positioned as a gateway to southern Illinois with direct access to major interstate traffic.

UTILITIES & INFRASTRUCTURE

Public utilities are available nearby, helping support a more efficient development process.

CLOSE TO VETERANS MEMORIAL DRIVE

Near a key east-west commercial corridor with access to retail, restaurants, hotels, & other established businesses.

IDEAL FOR LARGE-FORMAT USERS

Well-suited for big-box retail, travel centers, hotels, medical campuses, or multi-building layouts.

GROWING TRADE AREA

Located in an expanding commercial corridor supported by regional demand and interstate travelers.

STRONG NEARBY COMMERCIAL ACTIVITY

Nearby national retailers, service businesses, and hotels help reinforce the site's long-term value.

EXCELLENT ACCESS & CIRCULATION

Multiple access points possible, subject to approvals, with strong ingress & egress potential for high-volume users.

LAND PROPERTY SUMMARY

11650 N WELLS BYPASS

LISTING # 3266

LOCATION DETAILS:

Parcel #: 10-01-100-005 ; 10-01-300-008
County: IL - Jefferson
Zoning: IPCA - PUD

PROPERTY OVERVIEW:

Lot Size: 19.97 Acres
Frontage: 950
Depth: 1,000
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-57/64 & Veterans Memorial Dr.

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 42,200
Taxes: \$6,321.00
Tax Year: 2024



SALE INFORMATION:

Sale Price (Undivided): \$1,304,839
Price / Acre (Undivided): \$65,340
\$/SF (Land) (Undivided): \$1.50

UTILITY INFO:

Water Provider: City of Mt. Vernon
Water Location: At Site
Sewer Provider: City of Mt. Vernon
Sewer Location: At Site
Gas Provider: Ameren Illinois
Electric Provider: Ameren Illinois
Electric Location: At Site

PROPERTY DESCRIPTION:

This 19.97-acre site—formerly the Mt. Vernon Raceway—is positioned along the east side of North Wells Bypass in the southwest quadrant of the Veterans Memorial Drive & I 57/64 interchange (Exit 94). The property offers outstanding interstate visibility with approximately 42,200 vehicles per day along I-57/I-64. The site is located within both a TIF District and an Enterprise Zone, with all essential utilities available. It is in close proximity to Mt. Vernon High School, SSM Health Good Samaritan Hospital, and the city's primary commercial growth corridor.



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