

48 ACRE DEVELOPMENT OPPORTUNITY

Wells Bypass & Ambassador Rd., Mt. Vernon, IL 62864



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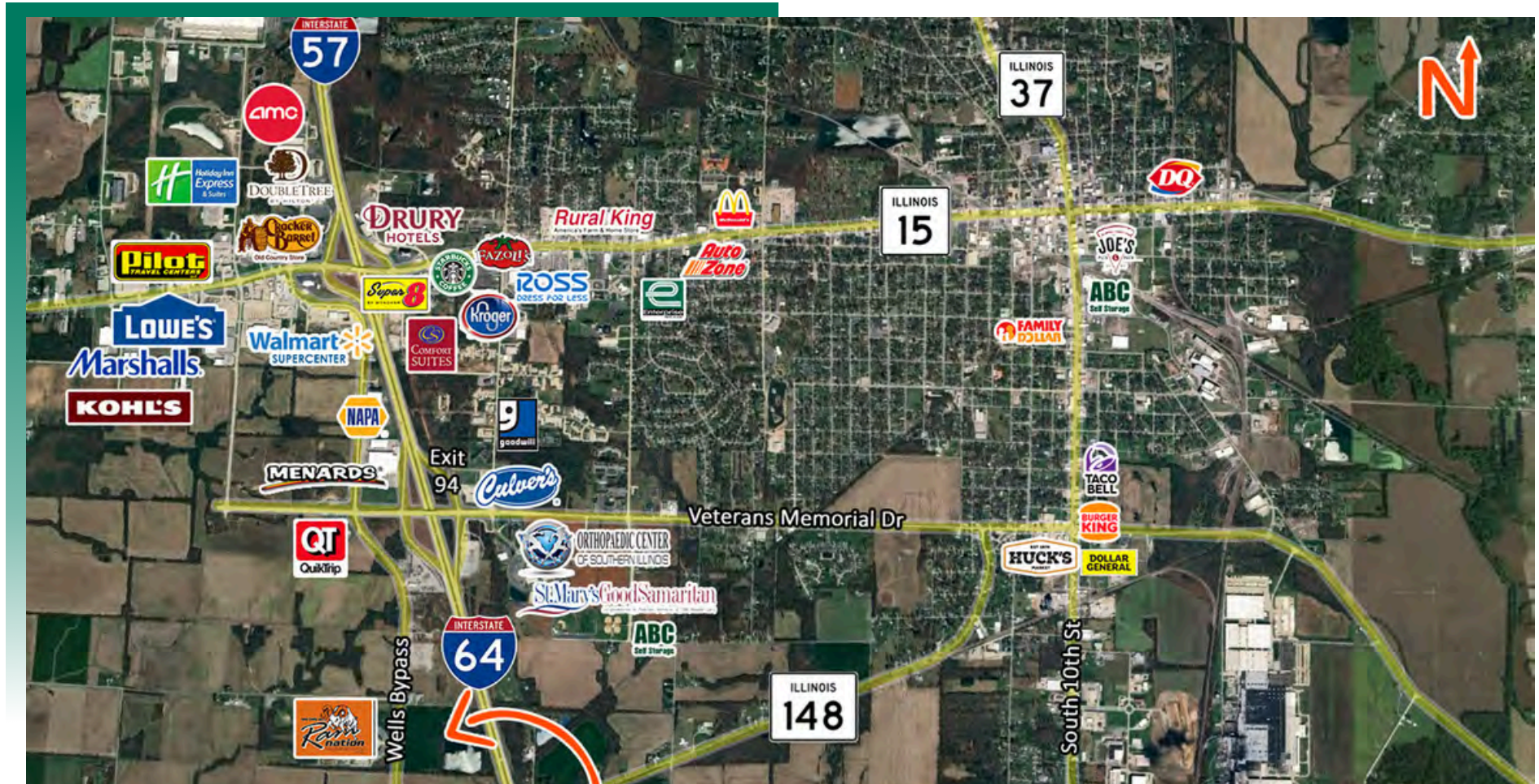
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

Wells Bypass & Ambassador Rd



LOCATION OVERVIEW

Adjacent Mt. Vernon Township High School. Excellent Interstate access - 1/2 mile south of I-57; exit 94. 3,400 ADT - Wells Bypass, and 48,700 I-57/I-64

LOCATION OVERVIEW

- 48 acres - will divide
- Frontage of 1,250 ft on Wells Bypass
- All utilities located at the school site
- 12 acre pond on-site

SALE PRICE:

\$1,260,000
(\$26,250/Acre)

LAND PROPERTY SUMMARY

WELLS BYPASS AND AMBASSADOR ROAD (SE CORNER)

LISTING # 1105

LOCATION DETAILS:

Parcel #: 10-01-300-002
County: IL - Jefferson
Zoning: AG - Jefferson County

PROPERTY OVERVIEW:

Lot Size: 48.0 Acres
Min Divisible Acres: 48
Max Contig Acres: 48
Frontage: 1250
Depth: 1615
Topography: Level
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 48,700 I-57/I-64
Taxes: \$1,508.20



SALE INFORMATION:

Sale Price: \$1,260,000
Price / Acre: \$26,250
\$/SF (Land): \$0.60

UTILITY INFO:

Water Provider: City of Mt. Vernon
Water Location: West Side of Shiloh Road
Sewer Provider: City of Mount Vernon
Sewer Location: East of Wells ByPass@Ambassador
Gas Provider: Ameren IL
Gas Location: West Side of Wells ByPass
Electric Provider: Tri-County Electric
Electric Location: On Site

PROPERTY DESCRIPTION:

48 Acre Development Site with 1,250' of frontage on Wells Bypass. 12-acre pond on site.