

Interstate Development Site

I-64 / I-57, Exit 95 at Wells By-Pass
Mt. Vernon, IL 62865



- 24.9 Acre Development Site for Retail, Hospitality, Highway Business, Located in a TIF
- Direct Access to Exit 94 & 95 Interchanges
- High Interstate Visibility with 45,000 ADT on I-64 / 57
- Join Several National Retailers Including Walmart, Kohl's, Lowe's, Truck Centers, Menards and More
- Will Divide or Lease

Reduced Sale Price:
\$69,700/Acre (\$1.60/PSF)

BARBERMURPHY

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Listing No: 426

Land

**Wells By-Pass
Mount Vernon, IL 62864**

Total Acres Available: 24.90

Min Divisible Acres:

LAND MEASUREMENTS:

Acres: 24.90
Frontage: 727 FT
Depth: 1,324 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-57 / I-64
Rail:
Barge:
Airport:

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,733,040
Sale Price/Acre: \$69,700
Sale Price/SF: \$1.60

LEASE INFORMATION:

For Lease: Yes
Lease Rate:
Lease Term:

Comments

Near Walmart, Kohls, Lowes, Menards & close to Veterans Memorial Dr. Interchange, Exit 94 & direct Access to Rte. 15, Exit 95. Ideal site for Retail, Restaurant, or Hospitality. High Interstate Visibility w/ 45,000 ADT on I-64 / 57. May Divide. Investment Opportunity.



PROPERTY INFORMATION:

Parcel No: 06-35-176-015/016	TIF: Yes	Property Tax: \$2,330.00
County: Jefferson	Enterprise Zone: Yes	Tax Year: 2018
Zoning: B-4	Survey: Yes	
Zoning By: City of Mount Vernon	Environmental: No	Traffic Count: 45,000 (I-57/64)
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of Mount Vernon	Service:	Location: At Site
Sewer Provider: City of Mount Vernon	Service:	Location: At Site
Gas Provider: Ameren Illinois	Service:	Location: At Site
Electric Provider: Tri-County Electric	Service:	Location: Near Property
Telecom Provider:	Service:	Location:

Listing Broker(s)

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