

# 19.97 Acres for Sale – I-64 Frontage at Exit 94, SW

11650 N Wells Bypass  
Mt. Vernon, IL 62864



- 19.97 Acres located on N Wells Bypass, south of Veteran's Memorial Dr. & the I-57/64 Interchange
- Property Fronts I-57/64; Excellent Interstate Visibility with 40,000+ ADT
- Located in TIF District & Enterprise Zone
- Essential Utilities on Site, May Divide
- Close Proximity to the new High School and Good Samaritan Hospital

**Sale Price: \$2,000,000**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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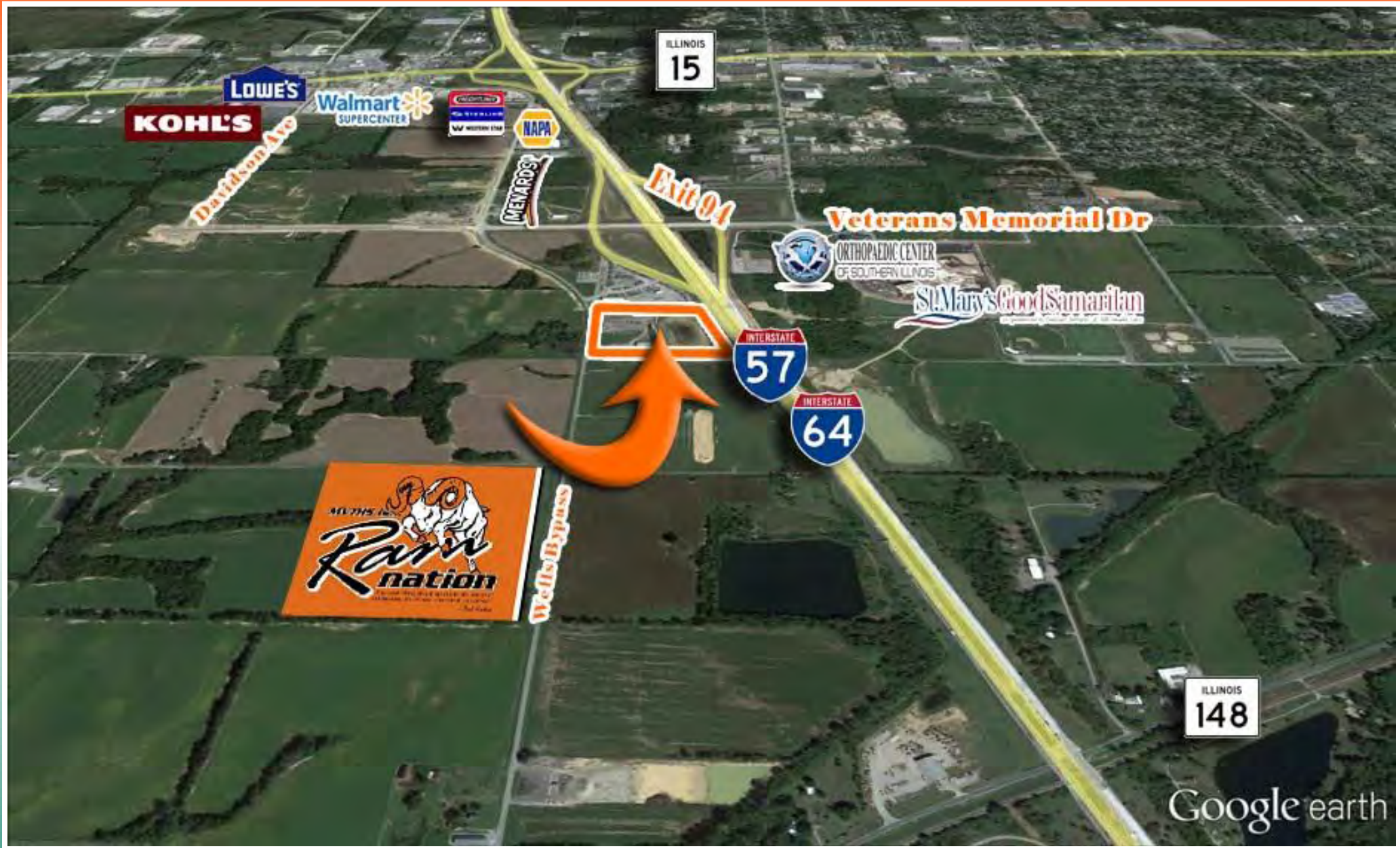
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**BARBER**MURPHY

**Listing No:** 2051

**Land**

Mt. Vernon Raceway  
11650 North Wells By- Pass  
Mt. Vernon, IL 62864

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$2,000,000  
**Sale Price/Acre:** \$100,150  
**Sale Price/SF:** \$2.30

**LEASE INFORMATION:**

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

**Comments**

19.97 acres formerly Mt. Vernon Raceway) located on east side of North Wells By-Pass at SW quadrant of the Veteran's Memorial & I-57/64 interchange. Excellent interstate visibility with 40,800 daily traffic volume. Located in a TIF and Enterprise with all essential utilities at site. Within close proximity to new High School, SMS Good Samaritan Hospital and major commercial growth area.

**Total Acres Available:** 19.97  
**Min Divisible Acres:** Negotiable

**LAND MEASUREMENTS:**

**Acres:** 19.97  
**Frontage:** 950 FT  
**Depth:** 1,000 FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

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

**PROPERTY INFORMATION:**

**Parcel No:** 10-01-100-005, 10-01-300-008  
**County:** Jefferson  
**Zoning:** Industrial / Planned Bus  
**Zoning By:** City of Mt. Vernon  
**Complex:**

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** Yes  
**Archaeological:** No  
**Property Tax:** \$8,893.00  
**Tax Year:** 2017  
**Traffic Count:** 43,800 ADT on I-57/64  
**Topography:** flat

**UTILITY INFORMATION**

**Water Provider:** City of Mt. Vernon  
**Sewer Provider:** City of Mt. Vernon  
**Gas Provider:**  
**Electric Provider:** Ameren Illinois  
**Telecom Provider:**

**Service:** 10 "  
**Service:** 10"  
**Service:**  
**Service:**  
**Location:** At site  
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**Location:**

**Listing Broker(s)**

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