

For Sale > 21+ AC Commercial Land



- Located in Major Growth Corridor
- Will Divide
- Less than ½ Mile to I-64/I-57, Exit 95
- All Utilities Available at Site

West Broadway St. (IL-15) and Zachery Drive, Mt. Vernon, IL 62864

Lot 3: 1.4 AC – Reduced Price: \$3.84 per SF
Lot 5: 0.75 AC – Reduced Price: \$3.84 per SF
Lot 6: 19.3 AC – Sale Price: \$1.11 per SF

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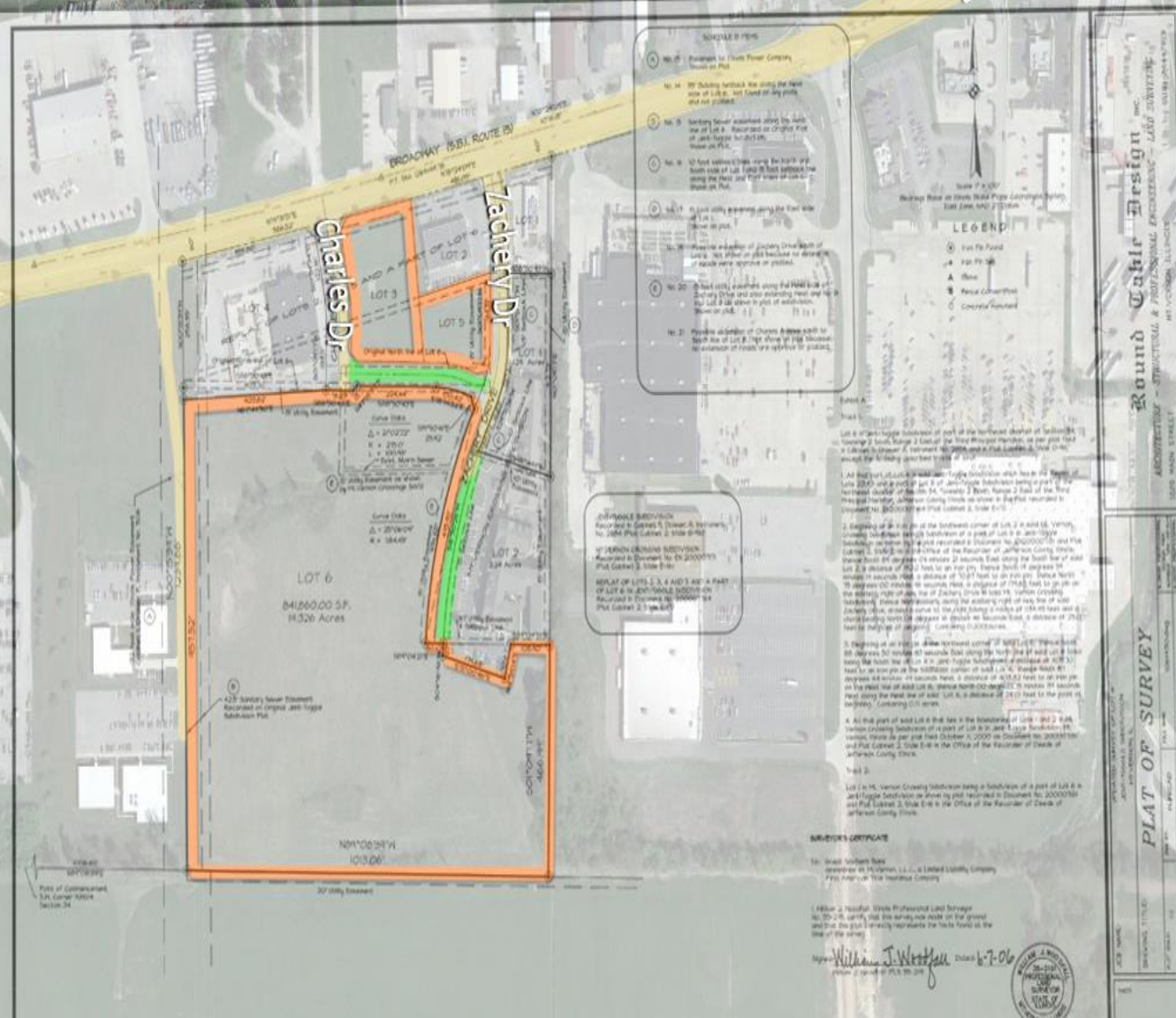
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

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Exit 95



Google Earth

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Land - Lot 6 **19.33 Acres**

Zachery Drive and Withers Drive
Mount Vernon, IL 62864

SALE INFORMATION

For Sale: Yes
Sale Price: \$934,636
Sale Price/Acre: \$48,351.58
Sale Price/SF: \$1.11
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Flat



PROPERTY INFORMATION

File No: 1349	Frontage: 467 FT	Depth: 1,013 FT
Parcel No: 06-34-278-003	Survey: Yes	Archeological: No
County: Jefferson	Environmental: No	
Zoning: B-2	Traffic Count: 15,000 ADT	Rail Provider: No
Zoning By: City of Mount Vernon	Property Tax: \$2,049	Tax Year: 2013
Complex:	TIF: No	Enterprise Zone: No
Acres: 19.33		

UTILITY INFORMATION

Water Provider: City of Mount Vernon	Service: 8"	Location: On Site
Sewer Provider: City of Mount Vernon	Service: 8"	Location: On Site
Gas Provider: Ameren Illinois	Service:	Location: On Site
Electric Provider: Ameren Illinois	Service:	Location: On Site
Telecom Provider:	Service:	Location:

COMMENTS

Highly visible Commercial Site (19.3 Acres can be divided) in major growth corridor west of Route 15 and I-64 Interchange. Accessible from Route 15, Zachery Drive and Withers Drive.

Listing Broker(s)

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Land - Lots 3 and 5 2.15 Acres

West Broadway Street
Mount Vernon, IL 62864

SALE INFORMATION

For Sale: Yes
Sale Price: \$360,000
Sale Price/Acre: \$167,441.86
Sale Price/SF: \$3.84
Land Lease: No
Lease Rate:
Subdivide Site: Yes
Topography: Flat



PROPERTY INFORMATION

File No: 1470	Frontage: 185 FT	Depth: 310 FT
Parcel No: 06-34-277-004/006	Survey: No	Archeological: No
County: Jefferson	Environmental: No	
Zoning: BPL-Planned Business	Traffic Count: 10,300 ADT	Rail Provider:
Zoning By: City of Mount Vernon	Property Tax: \$224	Tax Year: 2014
Complex:	TIF: No	Enterprise Zone: No
Acres: 2.15		

UTILITY INFORMATION

Water Provider: City of Mount Vernon	Service: 8" Main	Location: On Site
Sewer Provider: City of Mount Vernon	Service: 8" Main	Location: On Site
Gas Provider: Ameren Illinois	Service:	Location: On Site
Electric Provider: Ameren Illinois	Service:	Location: On Site
Telecom Provider:	Service:	Location:

COMMENTS

Highly visible commercial site located in Major Growth Corridor west of IL Route 15 and I-64 Interchange. Lot 3 (1.4 acres) has double frontage, Lot 5 (0.75 Acres) fronts along Zachary Drive.

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