

For Sale > 2.15 Acre Commercial Site



- Strategically located near major Retail/Commercial area
- Will Divide
- Less than ½ Mile to I-64/I-57, Exit 95
- Fronts IL-15 with 10,000+ ADT
- All Utilities Available

Reduced Sale Price
\$3.84 per SF

West Broadway Street (IL-15), Mt. Vernon, IL 62864



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Shiloh, IL 62269
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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.

ILLINOIS
15

Exit 95



Round Table Design inc.
ARCHITECTS & PROFESSIONAL ENGINEERS - LAND SURVEYING
10400 WILLOW AVENUE - SUITE 100 - WESTMINSTER, CO 80031
(303) 440-1100

PLAT OF SURVEY

Google Earth

BARBERMurphy GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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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.

Listing Broker(s)

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