



Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser.
BROCHURE/WEELSBYPASS MASTERBROCHURE.INSIDE.051319

Zoning:	Industrial-Light, Planned Business Park
Topography:	Fairly Flat
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price Note:	Negotiable
Last Updated:	May 19, 2025

Economic Development Contact

Tony Iriti
Jefferson County Development Corporation
200 Potomac Blvd., Suite 3
Mt. Vernon, IL 62864
(618) 244-3554 | tonyiriti@jeffcodev.org

Realtor/Owner Contact

Paul Mann
Lechner Realty Group, Inc.

Property and Area Description

Fast growing Commercial/Industrial Development Area with an established TIF District and Enterprise Zone. Near Menard's, Walmart, Lowes, Kohls, and Staples. Assemblage opportunity with adjacent properties. Retail, Service, Warehouse Distribution Center Site. Potential hotel site with highway visibility, SSM Good Samaritan Hospital is located across I-57. There are 100 Million people within 500 miles of the location. Zoned Industrial Park Conservation Area-Planned Development.

Population

	28,703 10 Mile Radius	69,703 20 Mile Radius	149,914 30 Mile Radius
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Source: ESRI®, 2024

Households

	12,413 10 Mile Radius	29,612 20 Mile Radius	62,848 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois State Route 15 (1.9 mi.)
Nearest Interstate: I 57 (0.04 mi.)
Nearest Airport: Mount Vernon Outland Airport (7.0 mi.)
Nearest Commercial Airport: Mid America Aiport, Mascoutah, IL (5 mi.)
Distance to Mass Transit: SCT
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Tri-County Electric Cooperative, Inc.
Natural Gas: Ameren Illinois
Water: City of Mount Vernon
Sewer: City of Mount Vernon
Telecommunications: Clearwave Communications

