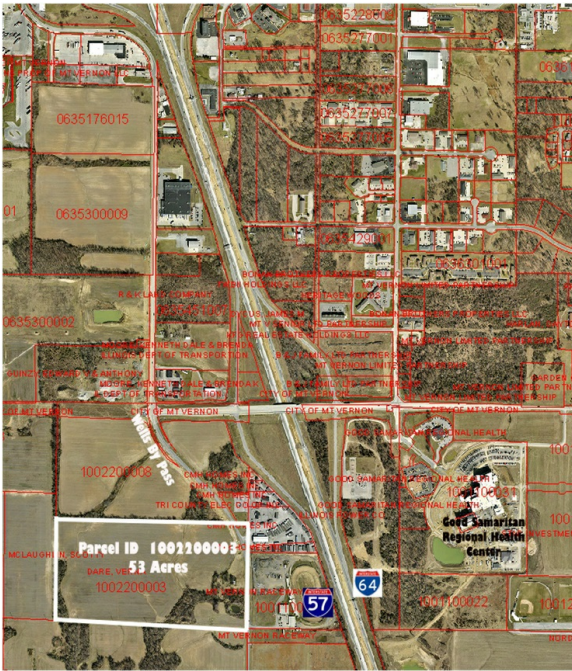




Zoning:	Agriculture
Topography:	flat
Setting:	Single Site
Within City Limits:	Yes
Sale Price:	\$1,166,000
Last Updated:	Jan 5, 2021

Economic Development Contact

Tony Iriti
Jefferson County Development Corporation
200 Potomac Blvd., Suite 3
Mt. Vernon, IL 62812
| tonyiriti@jeffcodev.gov

Realtor/Owner Contact

Pam Kirkpatrick
Coldwell Banker
|

Property and Area Description

Average daily traffic count 2,450 (IDOT), site has excellent visibility. Extremely close to exit 94 off Interstate 57/64. Within 1.5 miles of the SSM Heath Good Samaritan Hospital. The property is located in the West Side TIF and Enterprise Zone. Directions - Wells Bypass South of Veterans Memorial Drive on West side of road. Just north of the new Mt. Vernon High School.

Population

	28,558 10 Mile Radius	70,010 20 Mile Radius	150,667 30 Mile Radius
---	---------------------------------	---------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	12,340 10 Mile Radius	29,761 20 Mile Radius	63,147 30 Mile Radius
---	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: I64-I57 (1.00 mi.)
Nearest Interstate: I64-I57 (1.00 mi.)
Nearest Airport: Mt Vernon Outland Airport (8.2 mi.)
Nearest Commercial Airport: Mid West Airport - Mascoutah, IL (55.50 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Tri-County Electric
Natural Gas: Ameren Illinois
Water: City of Mt. Vernon
Sewer: City of Mt. Vernon
Telecommunications: Clearwave