



Zoning:	Agriculture
Topography:	flat
Setting:	Single Site
Within City Limits:	Yes
Sale Price:	\$2,039,700
Last Updated:	Apr 23, 2025

Economic Development Contact

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

Realtor/Owner Contact

Pamela Kirkpatrick
Coldwell Banker
(618) 237-5039 | pamkellsatcb@yahoo.com

Property and Area Description

This site is 1.6 miles from the new SSM Health Good Samaritan Hospital. Prime location for an office building, residential or industrial projects. Directions From I57/64 Exit 94 onto Veterans Memorial east approximately 1.7 miles. Turn left. Property is on the North side of the road. This highly visible acreage corner lot has high traffic count, is accessible to the interstate, and will accommodate multiple uses. Prime commercial site; immediately ready for construction. Road frontage of 2490 ft., utilities available.

Population

	29,188 10 Mile Radius	65,398 20 Mile Radius	149,639 30 Mile Radius
--	---------------------------------	---------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	12,559 10 Mile Radius	27,636 20 Mile Radius	62,707 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois State Route 37 (2.5 mi.)
Nearest Interstate: I64-I57 (1.70 mi.)
Nearest Airport: Mt Vernon Outland Airport (5.7 mi.)
Nearest Commercial Airport: Mid America Airport, Mascoutach, IL (55.50 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

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