



Zoning:	Industrial-Light
Topography:	Level to Rolling
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	Frontage 1317 ft Depth 1120" ft
Specialty Features:	None
Sale Price:	\$3,518,000
Sale Price Note:	100,000 acre
Lease Terms:	None
Last Updated:	Apr 25, 2025

Economic Development Contact

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Jefferson County Development Corporation
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Realtor/Owner Contact

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Property and Area Description

35.18 acres on east side of Davidson Avenue south of Rt. 15 suitable for commercial/mixed-use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City-owned industrial park. Located on TIF District and Enterprise Zone. Easy access to I-57/64 at exits 94 and 95. Traffic Count 6,900

Population

	28,731	149,754	701,148
	10 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Households

	12,412	62,781	293,289
	10 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois State Route 15 (0.50 mi.)
Nearest Interstate: Interstate 57/64 (0.40 mi.)
Nearest Airport: Mt Vernon Outland Airport (8.5 mi.)
Nearest Commercial Airport: Mid America Airport, Mascoutach, IL (54.80 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

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