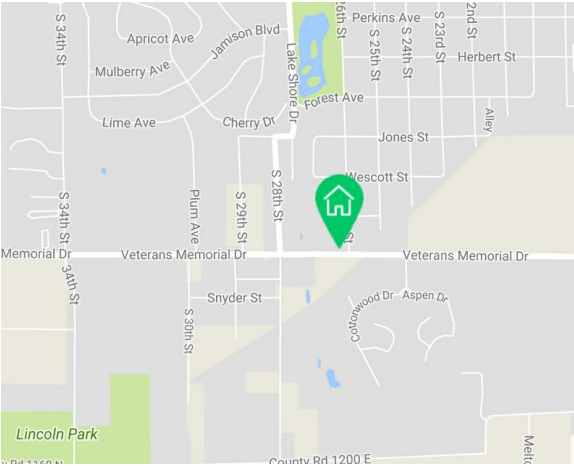


Wells Bypass Outlot

Menards Wells Bypass Outlot | Mount Vernon, IL | US | Jefferson County
Available Acres: 0.73 | Sale Price: \$254,390



Zoning:	Commercial
Within City Limits:	Yes
Site Dimensions:	75' x 140'
Specialty Features:	None
Sale Price:	\$254,390
Last Updated:	May 16, 2025

Site Certification Information

Certified Site Status: Yes

Economic Development Contact

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

Realtor/Owner Contact

Paul Mann
Lechner Realty Group
(314) 677-6663 | pmann@lechnerrealty.com

Property and Area Description

Located directly across from the Main Entrance of Menards. Located in a fast growing commercial/industrial development area. Is located in an established TIF District and Enterprise Zone. Near the new Mt. Vernon High School, Menards, Walmart, Lowes, Kohls, and Staples. Assemblage opportunity with adjacent properties. SSM Health Good Samaritan Hospital is located across I-57. Population in excess of 100 Million within 500 miles.

Population

	28,802 10 Mile Radius	149,522 30 Mile Radius	696,091 60 Mile Radius
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Source: ESRI®, 2024

Households

	12,453 10 Mile Radius	62,684 30 Mile Radius	290,911 60 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois State route 15 (0.7 mi.)
Nearest Interstate: I-64` (0.3 mi.)
Ingress/Egress Notes: Easy close access to I-57 - I64 Interstate highway
Nearest Airport: Mt. Vernon Outland Airport (7.2 mi.)
Nearest Commercial Airport: MidAmerica St. Louis Airport (55.5 mi.)
Distance to Mass Transit: South Central Transit
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

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

Brian Harland | Executive Director | Jefferson County Development Corporation
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