



Zoning:	Industrial-Light, Planned Business Park
Topography:	flat
Within City Limits:	Yes
Specialty Features:	None
Sale Price:	\$2,000,000
Last Updated:	May 14, 2025

Economic Development Contact

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Jefferson County Development Corp
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Realtor/Owner Contact

Mike Pierceall
Barber Murphy Group
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Property and Area Description


19.97 Acre Development Site Located south of Veteran's Memorial Drive & the I57/I64 Interchange. The property fronts I-57/I64; excellent Interstate Visibility with 40,000+ ADT. Property is located in TIF District & Enterprise Zone with essential utilities on site. Close Proximity to the new High School and Good Samaritan Hospital.

Population

	28,884 10 Mile Radius	151,135 30 Mile Radius	684,995 60 Mile Radius
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Source: ESRI®, 2024

Households

	12,225 10 Mile Radius	62,636 30 Mile Radius	282,719 60 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois State Route 15 (0.5 mi.)
Nearest Interstate: I57 - I64 (0.7 mi.)
Nearest Airport: Mt. Vernon Outland Airport (8.0 mi.)
Nearest Commercial Airport: Mid America St. Louis Airport (54.8 mi.)
Distance to Mass Transit: South Central Transit
Rail Served: No
Rail Served By: None
Rail Accessible: No
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 Communications