

Wells Bypass @ Ambassador Rd. 77.6 Acres

Wells By Pass & Ambassador Rd | Mount Vernon , IL | US | Jefferson County

Available Acres: 77.6 | Sale Price: \$2,500,000



Zoning:	Commercial, Industrial
Topography:	Level
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price:	\$2,500,000
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

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

Property and Area Description


Ideal site for commercial or residential development. Located across the street from the new Mt. Vernon High School.. Accessible from I-57/64 from Exit 94 and Exit 95. The owner is willing to subdivide property with the sale price being negotiable. This property located on the west side of Wells Bypass and corner of Ambassador. Close to the two exits off I57/64 near the Menards location. With 300.75 acres northwest, 100.58 acres north, 62.8 acres northeast and 20 acres directly east available adjacent acreage. The property is in the West Side TIF District and Enterprise Zone and zoned by the City of Mt. Vernon as IPCA-PUD. Traffic Count of 5,300 ADT.

Population

	28,368 10 Mile Radius	70,459 20 Mile Radius	151,077 30 Mile Radius
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Source: ESRI®, 2024

Households

	12,213 10 Mile Radius	29,956 20 Mile Radius	63,304 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Interstate 57/64 (0.50 mi.)
Nearest Interstate: Interstate 57/64 (0.50 mi.)
Nearest Airport: Mt Vernon Outland Airport (7.1 mi.)
Nearest Commercial Airport: Mid American Airport - Mascoutah, IL (55.60w mi.)
Distance to Mass Transit: SCT
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 Mount Vernon
Sewer: City of Mount Vernon
Telecommunications: Clearwave

Property Images

WELLS BYPASS @ AMBASSADOR RD
MOUNT VERNON, IL 62864

