LOCATION
Mt. Vernon is the county seat of Jefferson County, located in southern Illinois, about one hour due east of St. Louis, Missouri. Interstate 57, running North-South, and Interstate 64, running East-West, bisect the community providing Mt. Vernon with three interstate exits. Within Mt. Vernon, State Routes 15 (Broadway) provides our main thoroughfare from East to West and US Route 37 (Salen Rd.) runs North to South, intersecting within our historic downtown.

GEOGRAPHY
Jefferson County is 584 square miles of relatively flat land with fertile soil and an elevation of 512 ft. We have 13 lakes and reservoirs, and the largest is Rend Lake, which we are proud to call "Southern Illinois’ Playground." Rend Lake provides an important water source as well as fishing, recreation and miles of trails for hiking and biking. The City of Mt. Vernon is 14.42 square miles in size.

TAXES
Property taxes in Jefferson County depend on township and school district. For example, the 2014 property tax rate for a parcel within the City of Mt. Vernon incorporated limit and Mt. Vernon Township, including all associated taxing bodies is approximately $94.21 / $100 of assessed value. The lowest rate is within Wabash Township (6.499041%) and the highest is in the downtown Special Service Area (10.76543%). Retail sales tax is 6.25% for the State of Illinois, with 0.5% added by Jefferson County and 1.5% added by the City of Mt. Vernon Home Rule provision.

SUPPORT & ASSISTANCE
Jefferson County Development Corporation is committed to economic diversification and recruitment on behalf of the City of Mt. Vernon and all of Jefferson County, Illinois. This non-profit public-private partnership works with development groups, real estate professionals, financial institutions, and regional stakeholders to coordinate business attraction, expansion and retention, as well as entrepreneurship assistance. Call Jonathan Hallberg (618.244.3554) for supporting information, a personal tour of the area and assistance with property purchases, introductions, financing and assistance with state, federal and local economic development programs. We have support material for each of the sites promoted within the community including zoning, possible joint ventures, public/private partnerships, and additional market information demonstrating demand for specific initiatives and business classifications.

Jefferson County Development Corporation
200 Potomac Blvd., Suite 3
Mt. Vernon, IL 62864
(618) 244-3554

TOP PHOTO: Sunset Rend Lake, courtesy of Sara MacDavid Hall
Community at a Glance

**Mt. Vernon’s “King City” Advantage**

Welcome to Mt. Vernon (pop. 15,277), in Jefferson County, Illinois. Since 1889, with the construction of the Mt. Vernon Car Manufacturing Co., our city has been known as a major manufacturing center in southern Illinois and continues to attract large employers like Continental Tire (3,500), Walgreens (1,500), Good Samaritan Reg. Health Center (1,130), Crossroads Community Hospital (325), National Railway Equipment (204), Mt. Vernon School District 80 (277), Rend Lake College (187), Jefferson County (174), Mt. Vernon Township High School (172), City of Mt. Vernon (171), Kruger (155), United Methodist Children’s Home (114), Peoples National Bank (102), Mt. Vernon Neon Sign (100), Orthopedic Ctr. of S. Illinois (100), NAPA Distribution Ctr. (90), Physician’s Filing (124), Magnum Steel Works (79).

With more than one billion dollars of business investment during the last six years, Mt. Vernon is in growth mode and paving the way for your success. The City has earned $6.9 million in grants for public improvements and community amenities in 2014, including a new 100-acre industrial park scheduled for completion in 2018. This is complemented by more than 1,000 hotel rooms, 60 restaurants, museums, golf, shopping, 90 acres of park land, and nearby wineries and state recreational facilities. Your opportunity awaits!

**Mt. Vernon Has You in Good Company**

**A WORLD-CLASS WORKFORCE**

Mt. Vernon draws mainly from a nine-county employment base of 145,696 adults, ages 20-59. Jefferson County’s 2013 GDP per capita was $51,101, placing it within the top 10% of all U.S. counties. The average private wage in 2012 was $35,862 and county employment was 17,008 in non-farm private jobs.

Current Unemployment Rate
- Jefferson County – April 2018: 4.1%
- State of Illinois – April 2018: 4.4%
- United States – April 2018: 3.9%
- Jefferson County – April 2017: 4.7%

**TOP-NOTCH HIGH SCHOOLS**

Jefferson County is served by four area high schools. The largest, Mt. Vernon Township High School, boasts enrollment of 1,325 students. With a new $75 million campus just completed and one of the state’s few regional career and technical centers, MVTHS provides career/technical programs in agriculture, automotive repair, business, health, consumer and family sciences, industrial technology, computer assisted design, and cooperative education. The facilities and staff are available for specific work force training as well.

**HIGHER EDUCATION: RAISING THE BAR**

Mt. Vernon has seven colleges and universities within 50 miles, offering combined enrollment of 24,000. These include: Rend Lake College (Rend), Southern Illinois University (Carbondale), Kaskaskia College (Centralia), Frontier Community College (Fairfield), John A Logan College (Carterville), Southeastern Illinois College (Harrisburg) and Greenmeill College (Greenfield).

Rand Lake College (RLC), 13 minutes from Mt. Vernon, was ranked the #1 community college in the State by CollegeMeasures.org. RLC is dedicated to training our economic base and provides several valuable programs, including: Industrial Electronics, Maintenance, and Technology; Mining, Manufacturing, and Welding Technology. The RLC Advanced Technology Center teaches Computer Programming, Computer Science, IT Systems, Web Design, OSHA, PLC Training, Haz-Mat, Forklift, and Business Soft Skills. Known for quick response and custom programming, RLC works closely with industry leaders throughout our region.

**Mt. Vernon Outland Airport**

Mt. Vernon Outland Airport offers commercial-rated facilities and a 6,500-foot by 150-foot main runway capable of handling Boeing 737-sized aircraft, with 24/7 emergency response services on-site. SRT Aviation Inc. provides FAA-Certified repair, quick-turn fuel and maintenance services.
The City of Mt. Vernon, Illinois, is within 500 miles (800 kilometers) driving distance of 33 US automotive assembly plants. The radius map below shows how many are within just a 400 kilometer radius. This makes Jefferson County an ideal location for OEMs and Tier 1/Tier 2 automotive suppliers. Our rail connectivity puts us 58 km/36 miles from the Port of Indiana (120 km/75 miles by truck). By truck and trailer, we are 134 km/83 miles from America’s Central Port near St. Louis and 162 km/101 miles from Paducah’s River Port in Kentucky.
The City of Mt. Vernon, Illinois, has seven development areas that can support industrial/manufacturing, warehousing and freight-based businesses. While larger employers and critical resources are listed below, numerous suppliers and service providers have located in Jefferson County to ensure their needs are met. Tax increment finance districts are outlined in yellow. The multi-jurisdictional Illinois Enterprise Zone encompasses portions of Mt. Vernon, the neighboring villages of Dix and Waltonville, and specific portions of Jefferson County as well. The zone is so comprehensive that commercial property not located within its boundaries would be an oversight.
Jefferson County Industry Cluster Profile

In terms of regional or global markets, Mt. Vernon has three key industry strengths. Continental Tire – the Americas, its various subdivisions, and a few smaller companies have made Jefferson County the #1 national employer in rubber products and the third in vulcanized and fried materials (3.73k employees total); Walgreen’s Distribution Center and NAPA Distribution have given Jefferson County the rank of 379th nationally in warehousing (2.6k employees). A smaller employment base, yet high-ranking in terms of county marketshare is Upstream Metals, comprised in part by Milano Metals and National Railway Equipment.

Vulcanized Materials Employment: 3,750

Even with these national employment powerhouses in town, 61% of Jefferson County jobs were created by local companies that are not publicly traded. As a regional medical destination, health services is the top job provider, with close to 4k employees. Our agglomeration of highway-based services and hospitals make hospitality the third largest job provider with 1.1k jobs.

From 1998 to 2014, Jefferson County improved by 1.75% per-capita gross domestic product (GDP) with a current rate of $51,430. This ranks us in the top 11% nationally (previously top 18%) among all U.S. counties. We are in the top 16% nationally in terms of percent manufacturing jobs and within the top 5% for growth in manufacturing jobs. We have grown overall jobs among the top 26% of all US counties. And our workforce ranks on par with the U.S. average in terms of high school graduation rates.

Jefferson County

As the largest city in the county, Mt. Vernon is considered the economic center of the region. It is home to Continental Tire – the Americas, the largest tire manufacturing facility in the world, as well as numerous other companies that contribute to the area’s economy. The city is also a hub for regional transportation, with access to major highways and rail lines.

Jefferson County

The area is served by Norfolk Southern Railroad.}

Location by the Numbers

DISTANCES (MILES)

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance (Miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mt. Vernon</td>
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<tr>
<td>Summersville</td>
<td>81</td>
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<tr>
<td>Mid-America Airport</td>
<td>150</td>
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<tr>
<td>Lambert-St. Louis Int’l Airport</td>
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</tbody>
</table>

Jefferson County

Jefferson County

The area is served by Norfolk Southern Railroad. A former CSX line has been decommissioned but could be reactivated under the right circumstances.

Jefferson County

Jefferson County

This area contains a number of industrial uses along Eagle Court and is accessed primarily via Shiloh Drive. In early 2015, Jung Trucking consolidated two Mascoutah (IL) locations and one other Mt. Vernon location to a 375,000 s.f. warehouse space located here. Quadt County Ready-Mix (Concrete Manufacturer), and Wiehe Forklift & Equipment (Industrial Truck Wholesaler) also have locations. There are 18 acres still available close to the Jung and Wiehe locations. The area is served by Norfolk Southern Railroad. A former CSX line has been decommissioned but could be reactivated under the right circumstances.

Jefferson County

Jefferson County

This area is primarily residential, with some major existing firms such as Innotech Manufacturing (Railings, Stairs, and Custom Fabrication), Black & Sons Construction (Commercial), and Phoenix Modular Elevators (Manufacturing). There is a 71-acre commercial parcel available in the southwest corner of the West Central Area.

Jefferson County

Jefferson County

This area is highly industrialized, with the confluence of three major rail lines and one of the only transloading facilities in Southern Illinois, Milano Railroad Services. It houses the corporate headquarters to National Railway Equipment, with two manufacturing locations in town as well. Other occupants include Bennett Metal Products (Manufacturing), SCI Box (Corrugated Cardboard Manufacturing), Callison Distributing (Wines – Wholesale), So-Net Industrial Construction, Mitchell Fertilizer & Equipment, PPC Industrial Coatings, and Mine Supply Co. (Wholesale). Highway traffic generally accesses the area from I-64 via Exit 80.

Jefferson County

Jefferson County

Approximately 50% of the Fountain Place Area is occupied by one of the largest employers in southern Illinois, Continental Tire – the Americas. The Fountain Place Area is named after Fountain Place Industrial Park, which houses the following tenants: LMO Products Co. (Wedding Supply Wholesaler), Ultra E (Laboratories/Testing), United Suppliers Inc. (Chemicals – Wholesale), Bearing Headquarters USA (Wholesale), Bimbo Bakeries (Wholesale), FedEx Freight, GSA Distribution (Air Conditioning Parts – Wholesale), Springfield Electric Co. (Equipment/Supplies – Wholesale), Datalock (Paper Shredding), Mt. Vernon Mold Works (Molds), A.L. Lee Corporation (Manufacturing – Augers & Trenchers), and National Fabricating (Railway Equipment Manufacturer). Other notable area businesses include Winnelson Plumbing Supply (Wholesale) and Jackson Marking Products (Rubber Stamp Production). The area is served by Union Pacific Railroad.

Jefferson County

Jefferson County

The Summersville Area is home of Mt. Vernon Outland Airport. A number of manufacturing operations exist both on and off the airport campus on the south side of the district, making use of State Route 113 and Norfolk Southern Railroad. These include: IRT Aviation (Consulting), ADRL Laboratories/Testing, American Pride Cabinetry (Manufacturing), MSVil by Mining Machinery (Mfg. – Augers & Trenches), and Wolf Creek Logistics.
With Continental Tire the Americas LLC, Walgreen’s Distribution Center and NAPA Auto Distribution Center, Mount Vernon and Jefferson County are recognized for freight and logistics value. According to Truck Centers USA, the intersection I-57 and I-64 is the fifth busiest freight intersection in the US. Moreover, it is a major reason Truck Centers chose one of our exits for a major sales and service center.

About 63% of our freight in Illinois is carried by truck, 26% by rail, & 11% by barge. In 2010, freight and logistics operators were hauling 1.26 million tons of product through our state. By 2040, we should be at 1.69 million, with 67% in truck, 24% in rail, and 9% by barge.

In Southern Illinois, we project about a 120% increase in exports of natural materials and minerals and a 111% increase in export of petroleum products from 2014 to 2020. Outside of the Chicago area, the biggest gainer in traffic will be I-70 between St. Louis and Indianapolis. We expect an average of a 70% increase in truck traffic from 2014 to 2040 (according to a 2015 Freight & Logistics study by the Greater Egypt Regional Planning & Development Commission).

The biggest gainer will be the stretch of I-57 from Mt. Vernon southward toward Memphis, TN. Already the busiest, truck traffic will go from 6,366 semis/day to 10,886. Next is I-57 northbound toward Chicago – increasing from 4,977 to 7,217. Interstate-64 eastbound will get the biggest increase proportionally (92%). They will increase from 2,252 to 4,324. And I-64 westbound between Mt. Vernon and St. Louis will get next biggest increase (90%) from 3,596 to 6,836.

Jefferson County Industrial Sites of Interest

For those interested in some of our more important properties, here are summary descriptions. We welcome you to contact our executive director, Jonathon Hallberg, for more information:

Chesley Industrial Park – This 100-acre industrial park is under development near Exit 95 serving I-57 and I-64 highways in Mt. Vernon. Retail properties are closer to the exit. The Industrial Park and land to the South and East are served by a Tax Increment Finance District, with more than 550 acres of contiguous land for sale next to the park.

Rail Confluence Property – This 28-acre development area is adjacent to our transloading facility in Mt. Vernon. This provides a development with direct rail line access to the Norfolk Southern, Union Pacific, and Evansville Western/CSX railroads. Both sites are publicly owned. Property is in a Tax Increment Finance district. Highway access is 5 km away.

Waltonville Development Site – The Village of Waltonville has 167 acres of land within the Enterprise Zone. It is served by the Union Pacific and BNSF Class-1 railroads and is about eight miles from a highway exit.

Agracel Industrial Site – The Agracel site is 29 acres and is near Exit 80 serving I-64. The Agracel site is adjacent to Continental Tire the Americas’ plant. It is rail served by the Union Pacific railroad. It is served by our Enterprise Zone.

Dix Land Assembly - The Village of Dix and properties just South of the Village Boundary have approximately 800 acres of developable land directly served by the Norfolk Southern railroad and just south of I-57 interstate highway exit #103. Additional land can be assembled four miles to the East, with access to the Union Pacific railroad as well. Most of the land assembly is in an enterprise zone, providing multi-year tax abatement.

Jefferson County
Industrial Sites of Interest

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