

EAST PEORIA LAND DEVELOPMENT

# Kepple Real Estate Group

1

COVER PAGE

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

LOCATION MAPS

DEMOGRAPHICS MAP

RETAILER MAP

# East Peoria Land Development

EAST PEORIA, IL



SALE BROCHURE

**KW COMMERCIAL**

2426 W. Cornerstone Court

Peoria, IL 61614

PRESENTED BY:

**JOHN KEPPLER**

Agent

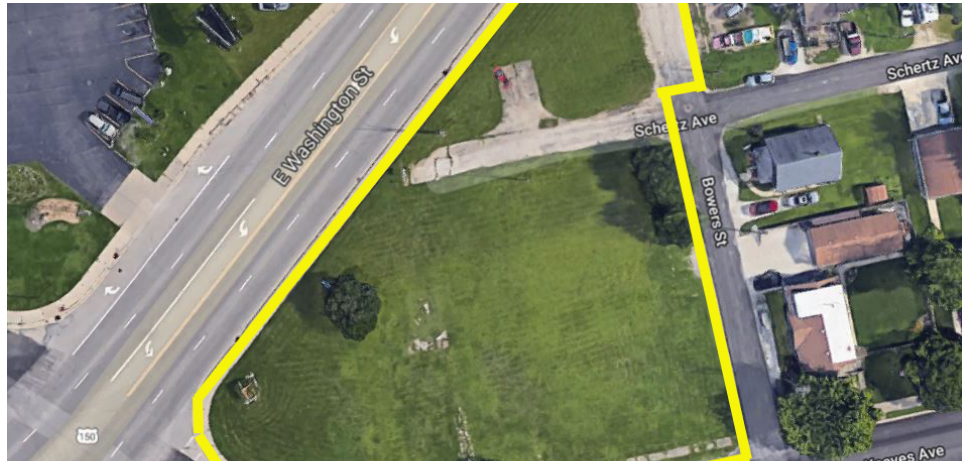
O: 309.282.7373

C: 480.313.0788

john@kepplegroup.com

# EAST PEORIA LAND DEVELOPMENT

105 Keayes, East Peoria, IL 61611



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>LOT SIZE:</b>	1.028 Acres
<b>ZONING:</b>	B2
<b>PRICE / SF:</b>	\$8.93

## PROPERTY OVERVIEW

A total of 6 parcels plus roadway has been purchased. Located at busy intersection of East Washington Street (Rt. 150) & Keayes Avenue.

## PROPERTY HIGHLIGHTS

- Busy corner location
- Utilities on site - Electric, Gas, Water & Sewer
- Roadway that divides parcels has been purchased by current owner.

**KW COMMERCIAL**  
2426 W. Cornerstone Court  
Peoria, IL 61614

**JOHN KEPPLER**  
Agent  
O: 309.282.7373  
C: 480.313.0788  
john@kepplegroup.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5343](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=5343)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**LAND FOR SALE**

# EAST PEORIA LAND DEVELOPMENT

105 Keayes, East Peoria, IL 61611



**KW COMMERCIAL**  
2426 W. Cornerstone Court  
Peoria, IL 61614

**JOHN KEPPLER**  
Agent  
O: 309.282.7373  
C: 480.313.0788  
john@kepplegroup.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5343](http://kwcommercial.com/commercial/McCommercial.action?orgId=5343)

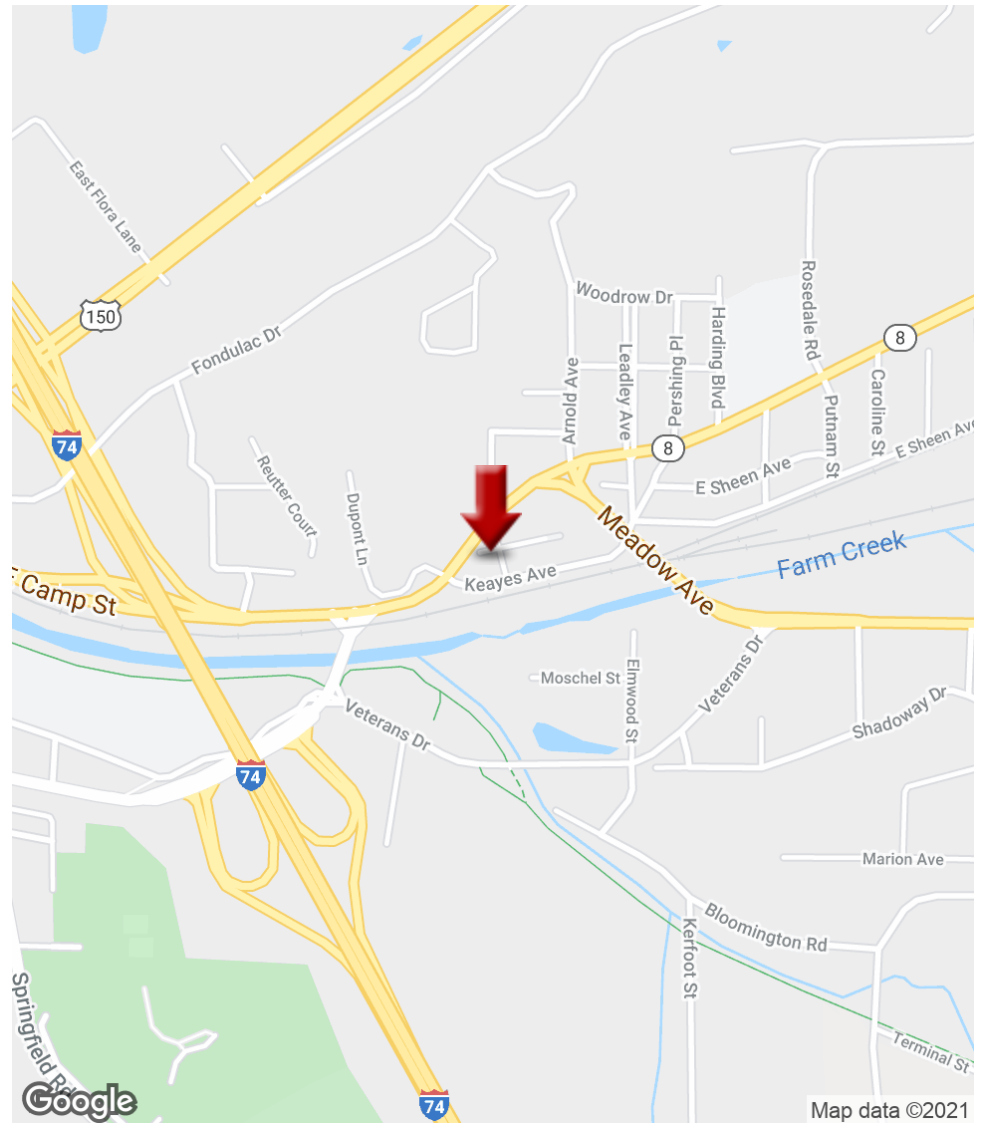
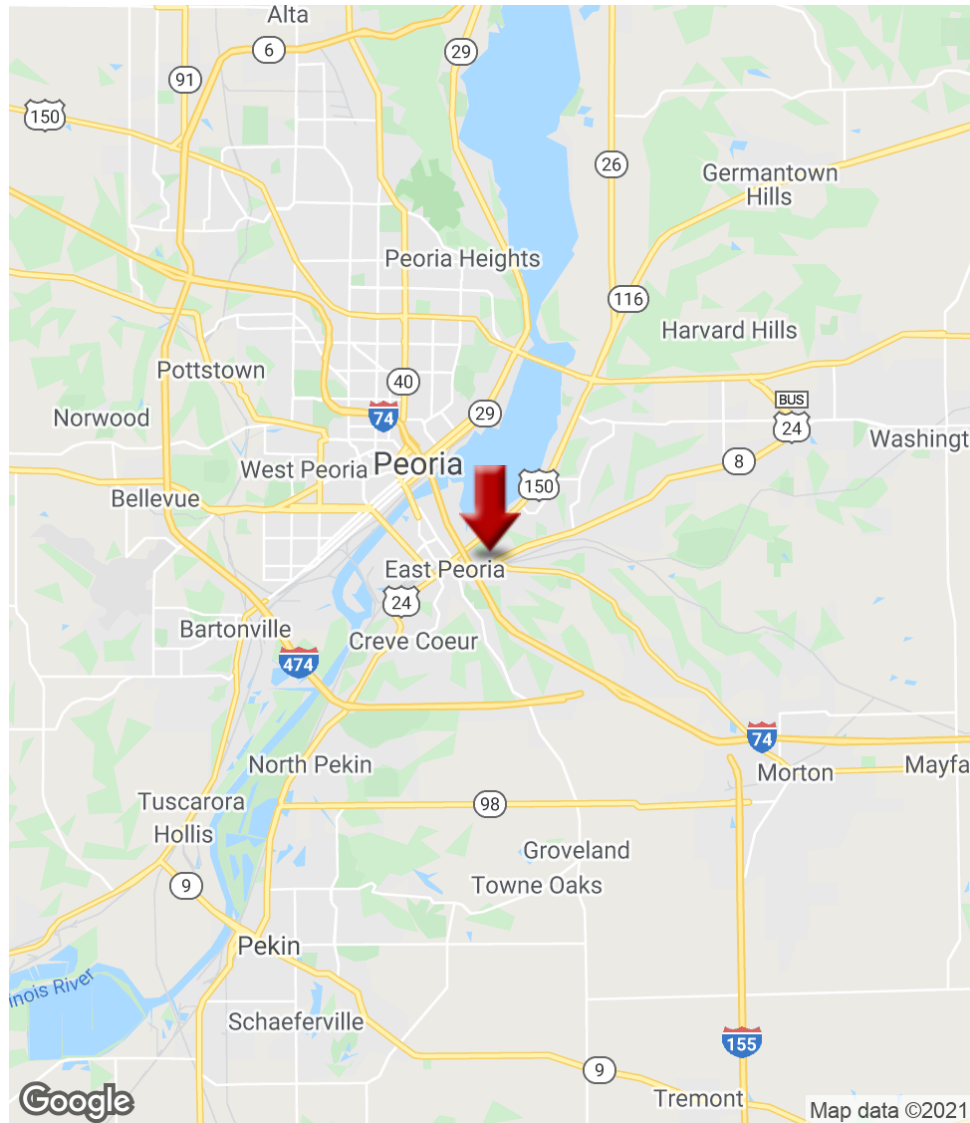
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LAND FOR SALE

# EAST PEORIA LAND DEVELOPMENT

105 Keayes, East Peoria, IL 61611



**KW COMMERCIAL**  
2426 W. Cornerstone Court  
Peoria, IL 61614

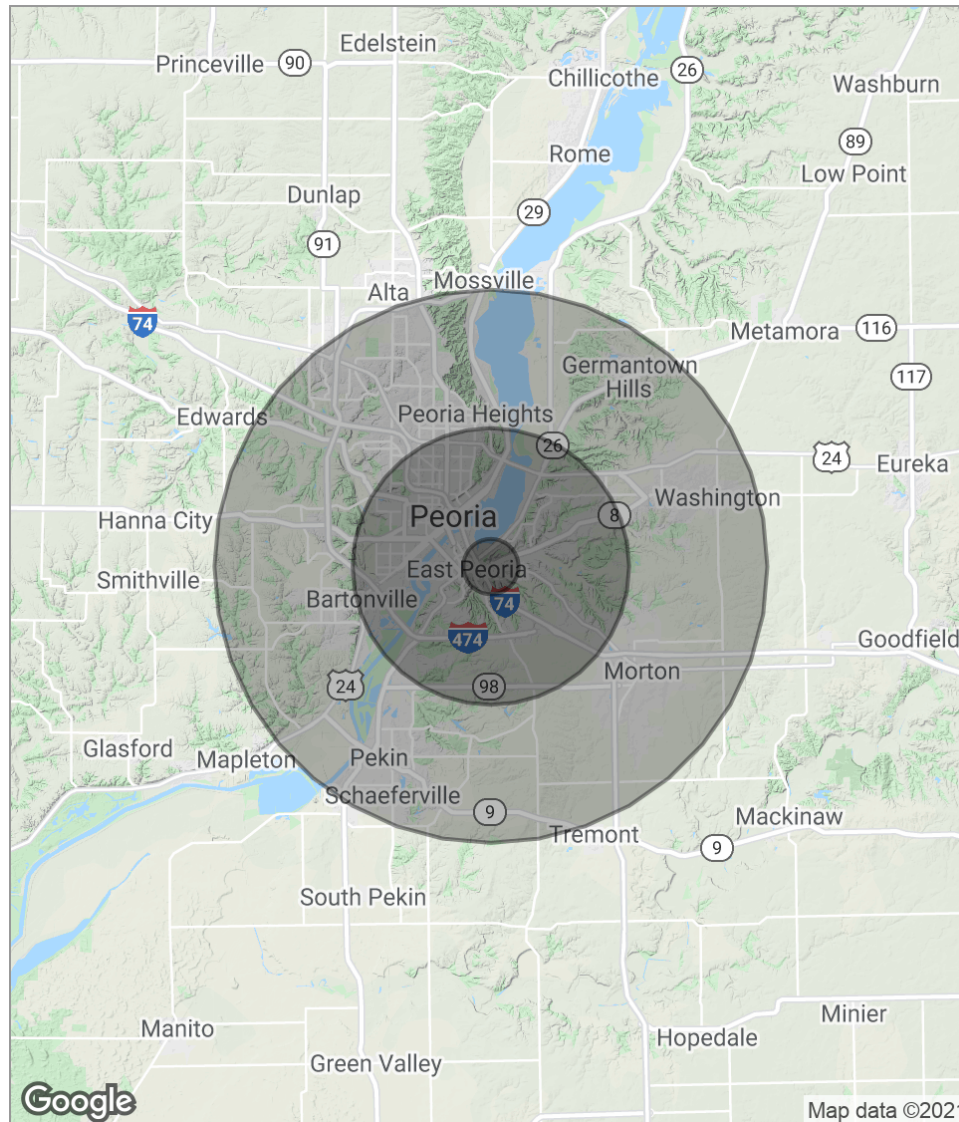
**JOHN KEPPLER**  
Agent  
O: 309.282.7373  
C: 480.313.0788  
john@kepplegroup.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5343](http://kwcommercial.com/commercial/McCommercial.action?orgId=5343)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EAST PEORIA LAND DEVELOPMENT

105 Keayes, East Peoria, IL 61611



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,054	110,894	304,052
Median Age	38.2	33.4	37.5
Median Age (Male)	36.6	32.5	35.8
Median Age (Female)	39.4	34.4	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	872	44,162	125,121
# Of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$57,012	\$51,875	\$64,026
Average House Value		\$107,226	\$145,995

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
2426 W. Cornerstone Court  
Peoria, IL 61614

**JOHN KEPPLER**  
Agent  
O: 309.282.7373  
C: 480.313.0788  
john@kepplegroup.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5343](http://kwcommercial.com/commercial/McCommercial.action?orgId=5343)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LAND FOR SALE

# EAST PEORIA LAND DEVELOPMENT

105 Keayes, East Peoria, IL 61611



**KW COMMERCIAL**  
2426 W. Cornerstone Court  
Peoria, IL 61614

**JOHN KEPPLER**  
Agent  
O: 309.282.7373  
C: 480.313.0788  
john@kepplegroup.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5343](http://kwcommercial.com/commercial/McCommercial.action?orgId=5343)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.