

# COMMERCIAL LAND

10023 N KNOXVILLE AVE - PEORIA



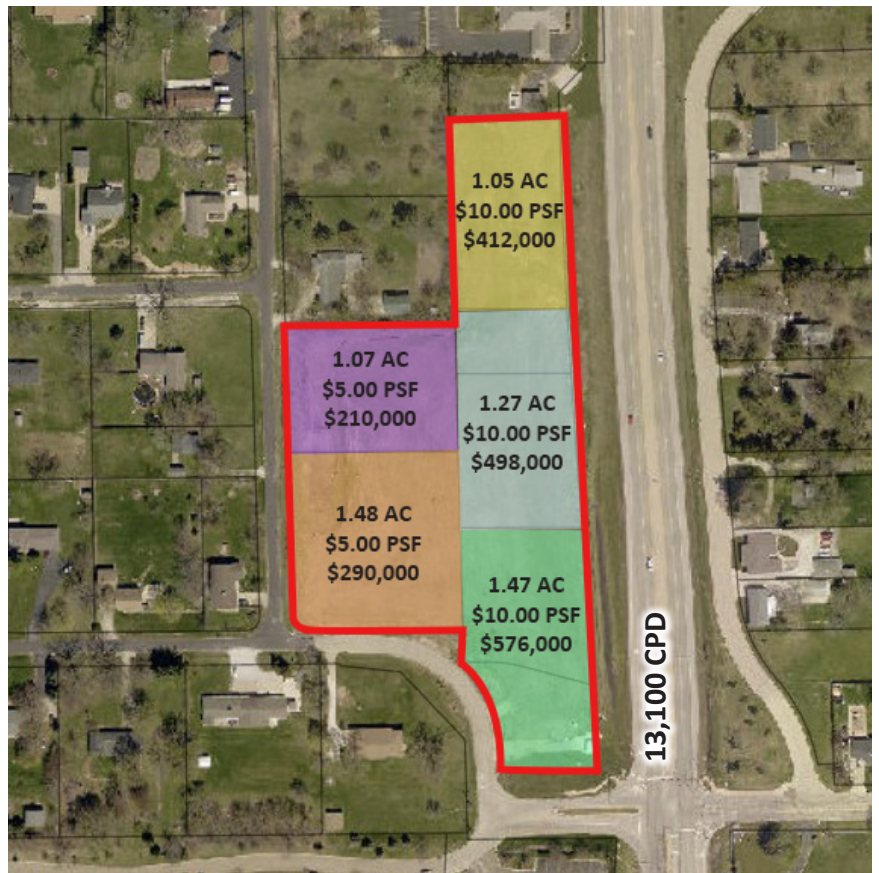
**PRICE REDUCED!!!**

## FOR SALE:

5.79 ACRES - COMBINED 7 PARCELS  
\$1,500,000 or INDIVIDUALLY PRICED

### PROPERTY FEATURES

- 5.79 acres of flat buildable commercial land located in North Peoria, IL.
- Prime location for commercial development with C-2 zoning designation and utilities all nearby.
- Mohr and Kerr Engineering has recently performed a subsurface soil and groundwater investigation with the report revealing favorable subsurface conditions for development.
- Property is surrounded by retail, office, medical and hotels among others.
- Full 7 parcel 5.79 acre site available for sale as a package deal or seller will divide and offers individual parcels (see diagram)
- 13,100 CPD on Knoxville Ave.



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### PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL LAND
LAND SIZE	7 PARCELS = 5.79 ACRES
ZONING	C-2
TAXES (2022)	\$34,230.36
SALE PRICE	ALL 7 PARCELS: \$1,500,000
	PARCEL 008: \$210,000 or \$5.00 PSF
	PARCEL 009: \$290,000 or \$5.00 PSF
	PARCEL 020: \$412,000 or \$10.00 PSF
	PARCEL 013 & 021: \$498,000 or \$10.00 PSF
	PARCEL 017 & 022: \$576,000 or \$10.00 PSF

### PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	1,934	35,268	129,828
HOUSEHOLDS	754	13,534	52,487
INCOME	\$77,257	\$77,773	\$72,008



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