



## Avenue Of The Cities & 12th Street

Silvis, Illinois 61282

Sale Price Lot 1: \$309,000

Sale Price Lot 4: \$279,000

### Property Features

- Great retail or office developmental land for sale in high traffic area of Silvis, IL
- Buyer can choose their own builder or seller will do a build-to-suit
- Located just 1/2 mile West of John Deere Road
- New housing development planned just on the North side of the commercial sites
- Great for restaurants or retailers to provide convenience to these future home owners
- Low competitive price of \$5.00 PSF for a total of \$309,000!
- Low annual taxes with new construction



LOT 1:	1.4 Acres
LOT 4:	1.24 Acres
ZONING:	Farm
PARCEL ID:	06-119
MLS IDS:	7035595, 7035596

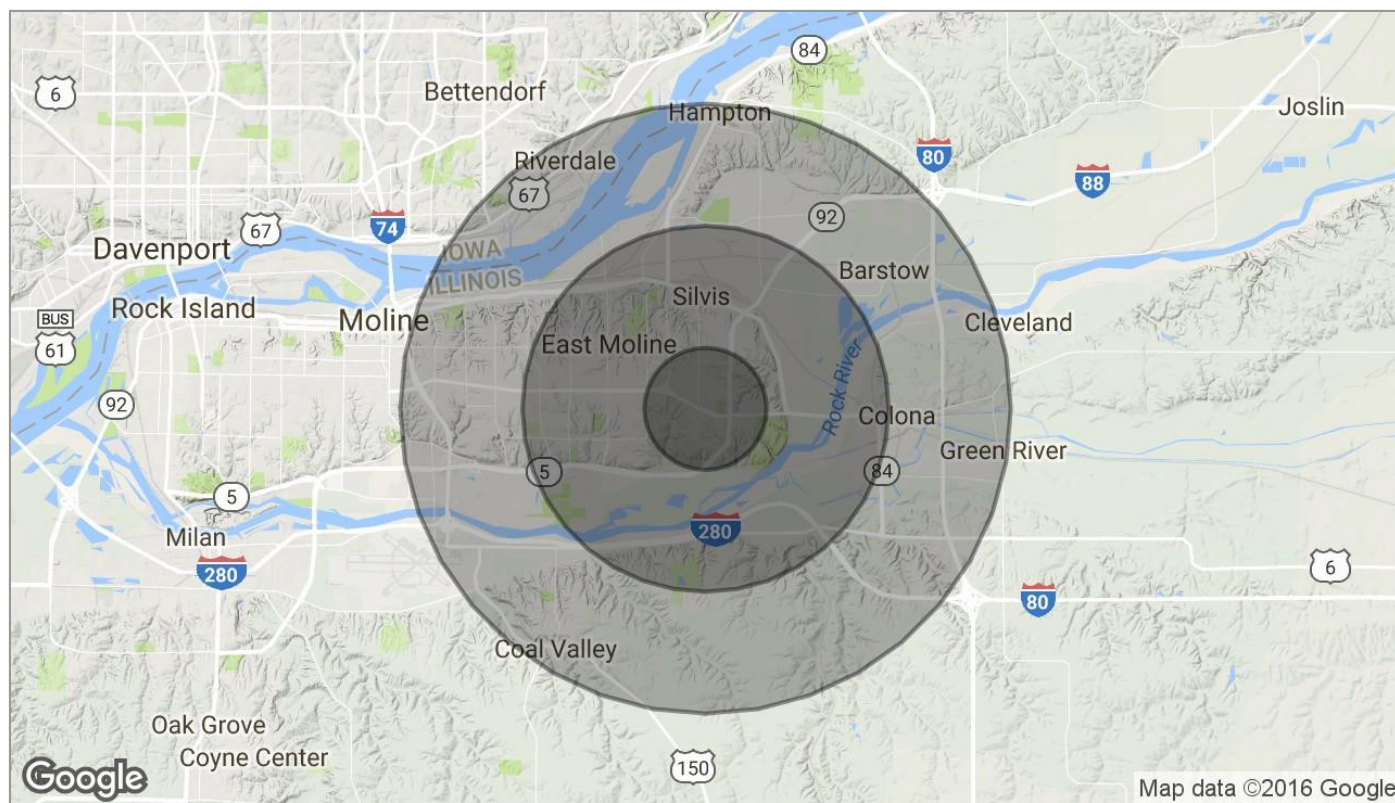
For more information:

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For Sale

# Commercial Lot's 1 & 4



## Population

### 1 Mile

### 3 Miles

### 5 Miles

TOTAL POPULATION	3,272	32,912	72,023
MEDIAN AGE	42.4	40.3	40.6
MEDIAN AGE (MALE)	39.8	37.6	38.2
MEDIAN AGE (FEMALE)	43.9	42.4	42.5

## Households & Income

### 1 Mile

### 3 Miles

### 5 Miles

TOTAL HOUSEHOLDS	1,495	14,211	30,622
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$46,186	\$53,755	\$59,627
AVERAGE HOUSE VALUE	\$118,533	\$139,584	\$152,191

\* Demographic data derived from 2010 US Census

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NAI Ruhl Commercial Company

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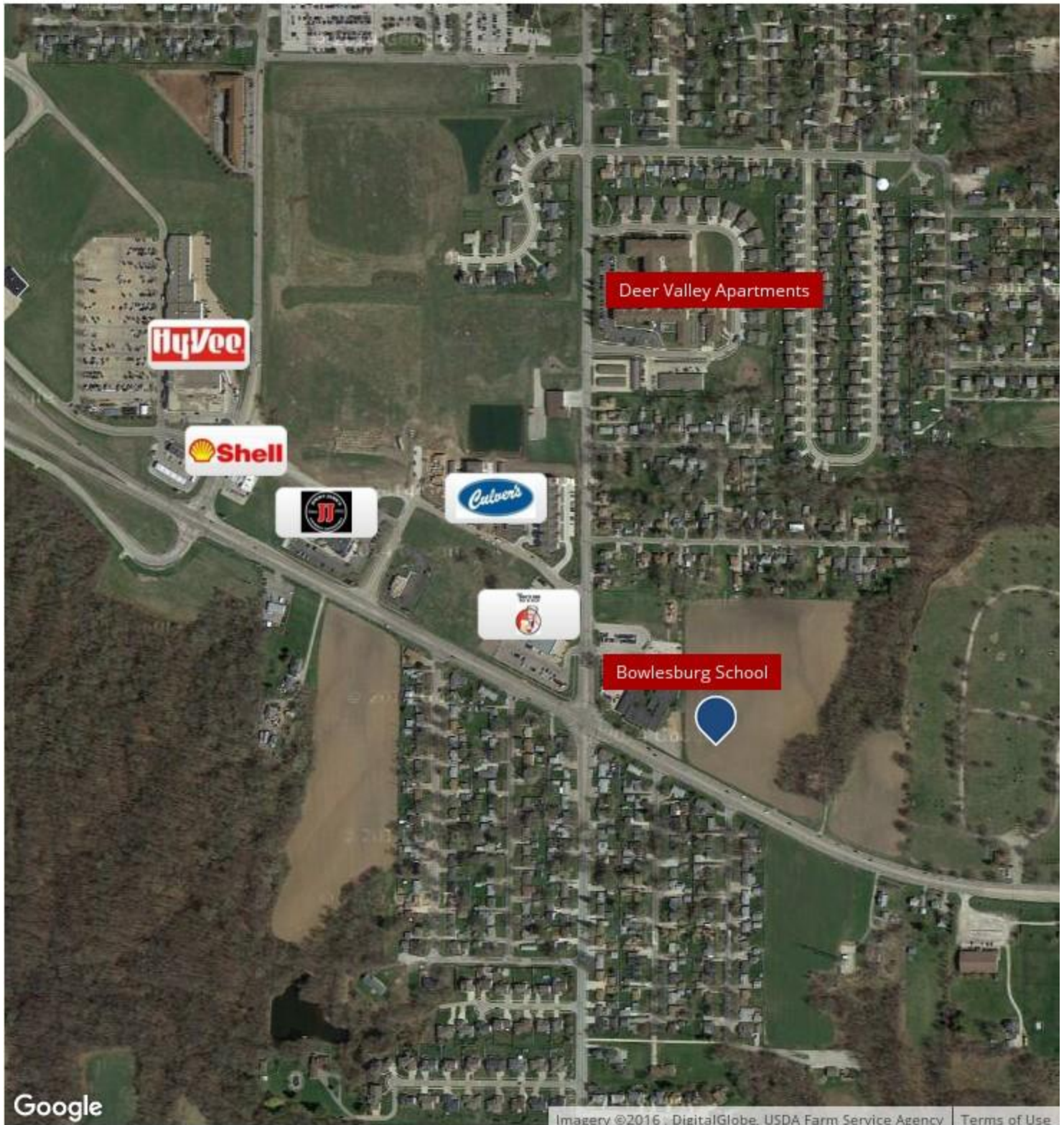
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# Commercial Lot 1 & 4



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