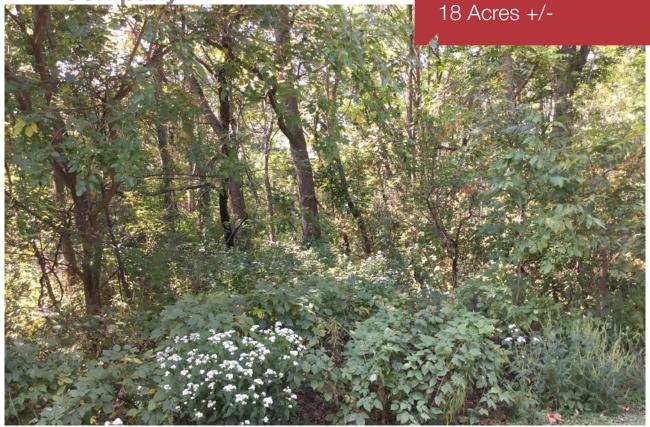


For Sale
Land for Development



1520 Colona Road

East Moline, Illinois

Sale Price: \$360,000

Property Features

- Residential and Commercial Development Land adjacent to John Deere Road
- Heavily wooded tract with access via Avenue of the Cities
- Suitable for multiple uses including retail, office, multi-family, residential or other types of development
- Annexed to the city of Silvis
- Zoned residential, R1; located in a TIF district



Dwayne R. Anderson, CPA, PFS, ALC

Commercial Broker & Accredited Land Consultant

direct: 563.823.5130 call or text: 309.781.5490

email: danderson@ruhlcommercial.com



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5111 Utica Ridge Road Davenport, IA 52807 563.355.4000 ruhlcommercial.com



For Sale Land for Development 18 Acres +/-



2017 Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Total Households | 1,409 | 13,499 | 27,994 |
| Total Population | 3,174 | 32,085 | 67,510 |
| Average Household Income | \$61,663 | \$64,271 | \$68,001 |
| Average House Value | \$126,355 | \$113,689 | \$115,355 |