



**FOR
SALE**

**TIF District
Development Site**

2001 John Deere Road
Silvis, IL

NEW List Price:

28.6± Acres: \$1,500,000

Zoning: C-2

Making It Happen!

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Located adjacent to the area's newest Wal-Mart SuperCenter with new development projects throughout the surrounding area, this **28.6± Acres** is Prime Development Property. This lot has access from Wal-Mart frontage road and a curb cut on John Deere Road, owner is willing to subdivide (see Listing Agent for details). Property is located with the Downtown TIF district with various options available. There is an opportunity for a traffic light at the intersection of John Deere Road and 18th Avenue for the anticipated increase in traffic, current AADT estimate is 13,200, cost would be TIF eligible.

The lot is level with a tree lined perimeter and all utilities are on site. Property has great potential for box retail site with room for outlots. Re-zoning for residential may be possible. Possible tax rebate for Developers through TIF incentives for up to 23 years.

Demographics	1 mile	3 mile	5 mile
2009 Population	5,084	34,601	69,128
Median Income	\$33,795	\$42,310	\$45,473
10 Year % Household Change	21.02%	4.42%	4.29%

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED