

FOR SALE



Excellent visibility  
adjacent to new Eye  
Surgeons Associates  
and Rock  
Island/Milan  
Beltway

**4.577 Acres (199,507SF)**

**0 – 45<sup>th</sup> Street Court, Rock Island, IL 61201**

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)

### Property Features



- 4.577 acres in great location near Rock Island/Milan Beltway across from Rock Valley Plaza Shopping Center in Prairie View Business Park
- Owners will consider a sale or build-to-suit for a qualified purchaser
- Zoned: B-4 (Highway/Intensive Business District)
- Real Estate Taxes: \$16,537.00 (2018/2019)
- Can be Subdivided – Proposed Lots
- **Lot 1 – 1.54 acres (66,988 sf) x 7.50 psf = \$502,410.00**
- **Lot 2 – 1.09 acres (47,501 sf) x 7.00 psf = \$332,507.00**
- **Lot 3 – 1.08 acres (46,939 sf) x 7.50 psf = \$352,043.00**
- **Lot 4 – .87 acres (38,079 sf) x 7.00 psf = \$266,553.00**
- **Total Sale Price: 4.577 acres = \$1,295,931.00 (\$6.50 PSF)**

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**HAWKEYE**  
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Revised 08/22/2019



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