

FOR SALE
PRICE REDUCED



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

4.577 Acres (199,370 SF)

45th Street Court, Rock Island, IL 61201

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 \$7.00 psf = \$468,916**
- **Lot 2 – 1.09 acres (47,501 sf) x \$6.00 psf = \$285,006**
- **Lot 3 – 1.08 acres (46,939 sf) x \$7.00 psf = \$328,573**
- **Lot 4 – .87 acres (38,079 sf) x \$6.00 psf = \$228,474**
- **Total Sale Price: 4.577 acres = \$1,000,000 (\$5.02 PSF)**

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