

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: \$16,079.12 (2017/2018)
- Can be Subdivided – Proposed Lots
- **Lot 1 – 1.54 acres (66,988 sf) x 9.50 psf = \$636,386.00**
- **Lot 2 – 1.09 acres (47,501 sf) x \$8.50 psf = \$403,759.00**
- **Lot 3 – 1.08 acres (46,939 sf) x \$9.50 psf = \$445,921.00**
- **Lot 4 – .87 acres (38,079 sf) x \$8.50 psf = \$323,672.00**
- **Total Sale Price: 4.577 acres = \$1,795,563 (\$9.00 PSF)**



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Revised 9/28/2018

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