



N Mt. Hawley Road

is being offered at

\$200,000

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell two parcels of R-3 & R-1 zoned land in Peoria on N. Mt. Hawley Road. The properties are an excellent development opportunity for residential, multifamily, and senior/assisted living. The site was formerly a school that has since been demolished and sits directly across the street from Keller Primary School, part of the Peoria Public School system. The two parcels are: 14-16-129-014 & 14-16-117-001.

LISTING METRICS

Two
PARCELS

5.19
TOTAL ACRES

\$7,374
2023 TAXES

\$38,535
PRICE / ACRE

R-3, R-1
ZONING

**Shovel
Ready**

Mike O'Bryan

Justin Ball

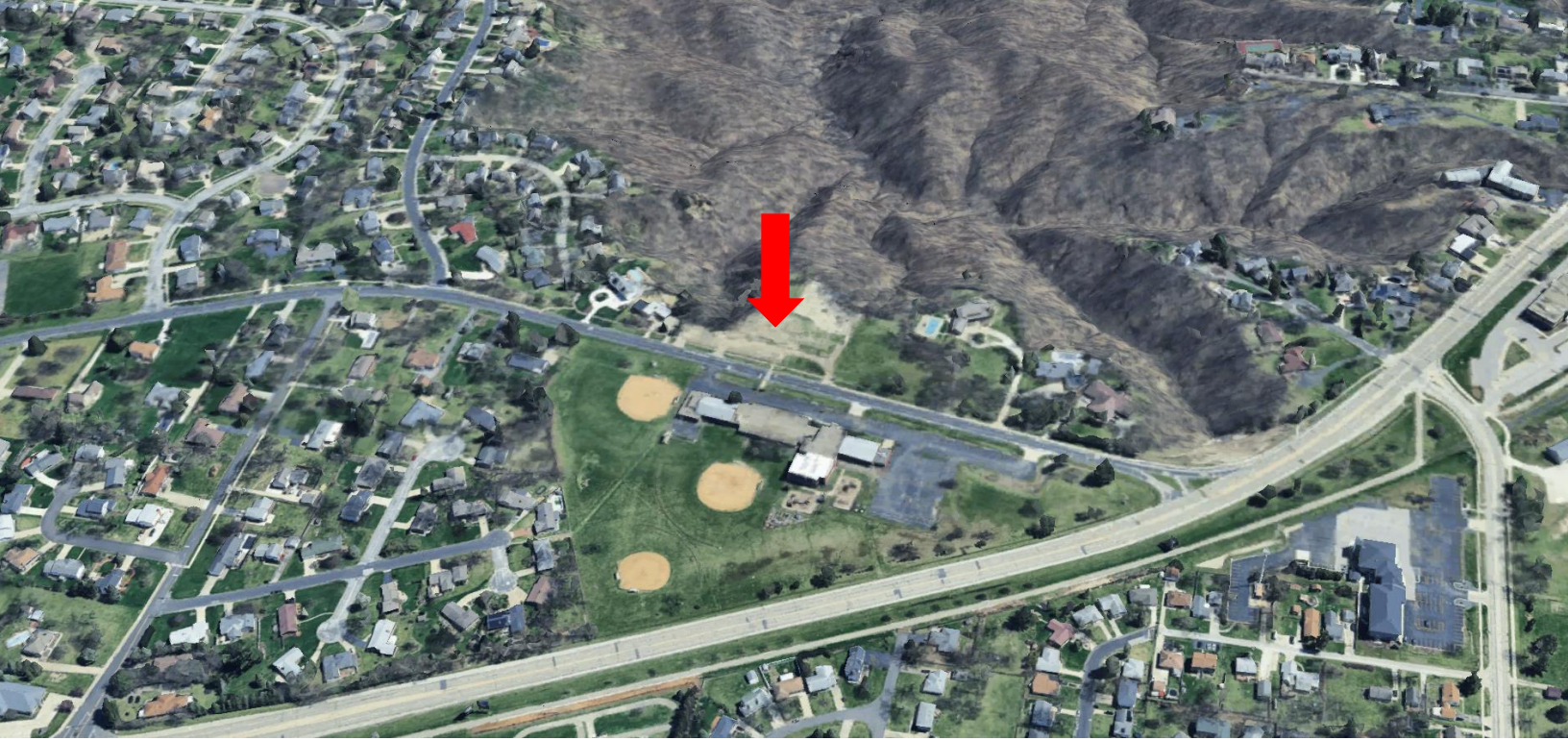
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Jessica Ball

Tel: (309) 363-2929
 jessicaball@remax.net

Michael Kolbus

Tel: (309) 258-7746
 mkolbus@remax.net



PROPERTY DESCRIPTION

LOCATION INFORMATION

ADDRESS	N Mt Hawley Rd
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID	14-16-129-014; 14-16-177-001
LOT ACRES	5.19

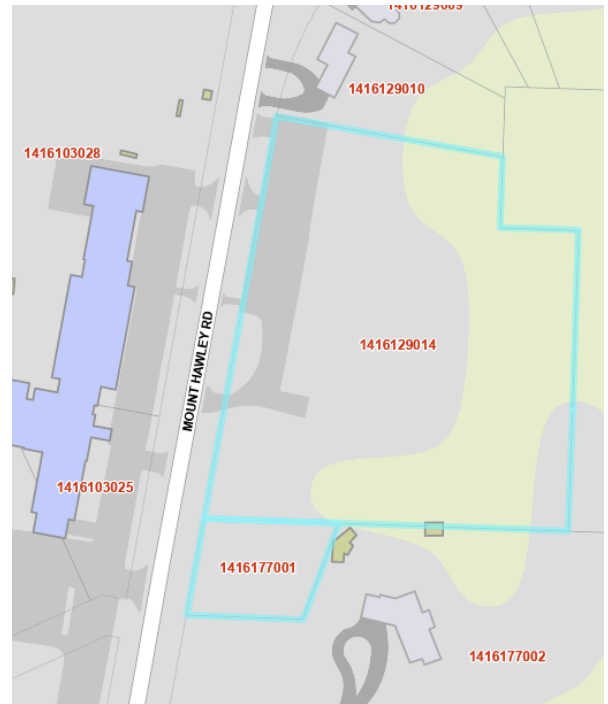
BUILDING INFORMATION

PROPERTY TYPE	Land Development Site
ZONING	R-1, R-3

TAX INFORMATION (2023)

BOTH PARCELS

TOTAL ASSESSMENT	\$78,370
ANNUAL PROPERTY TAX	\$7,374
TAX CLASS	001
TAX RATE	9.4087%



Mike O'Bryan

Justin Ball
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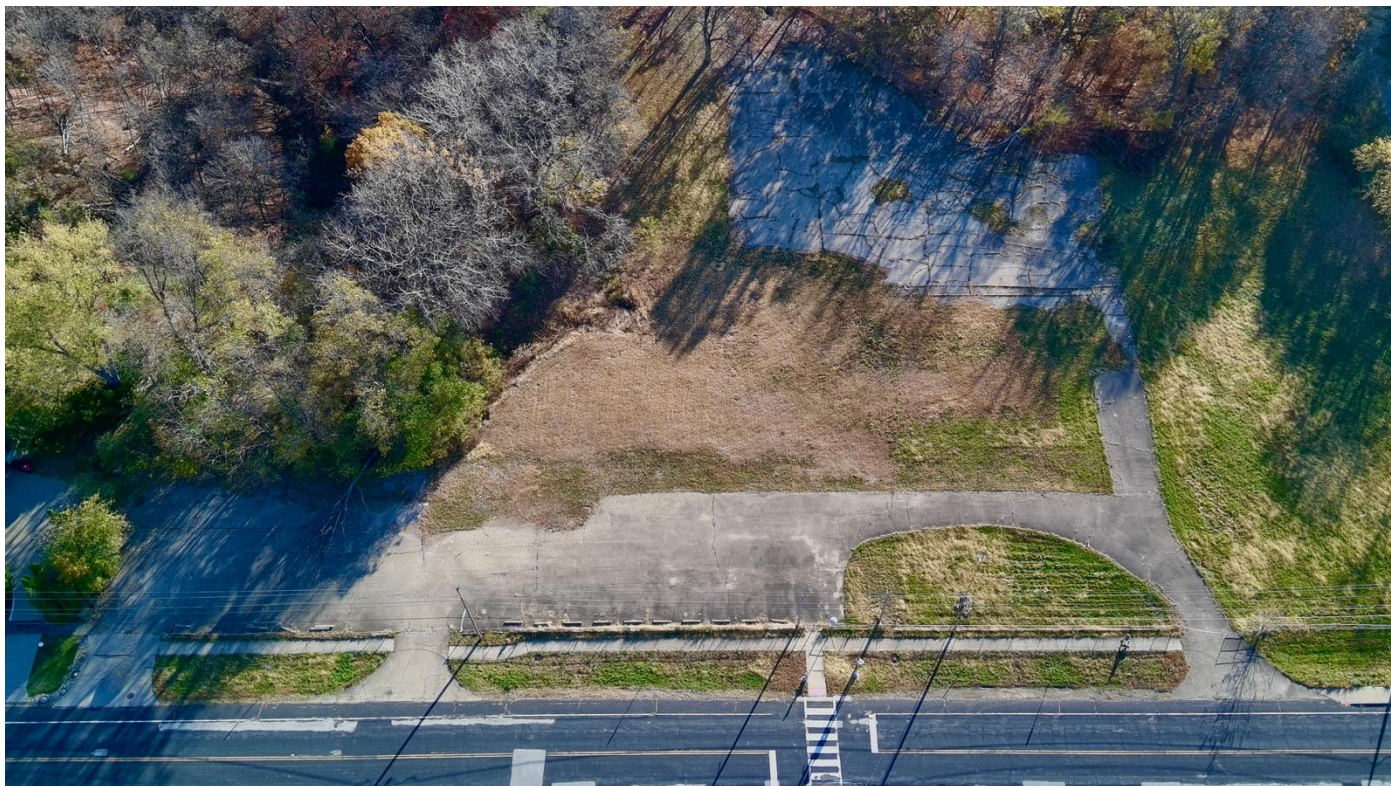
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TRADERS UNLIMITED

EXTERIOR PHOTOS



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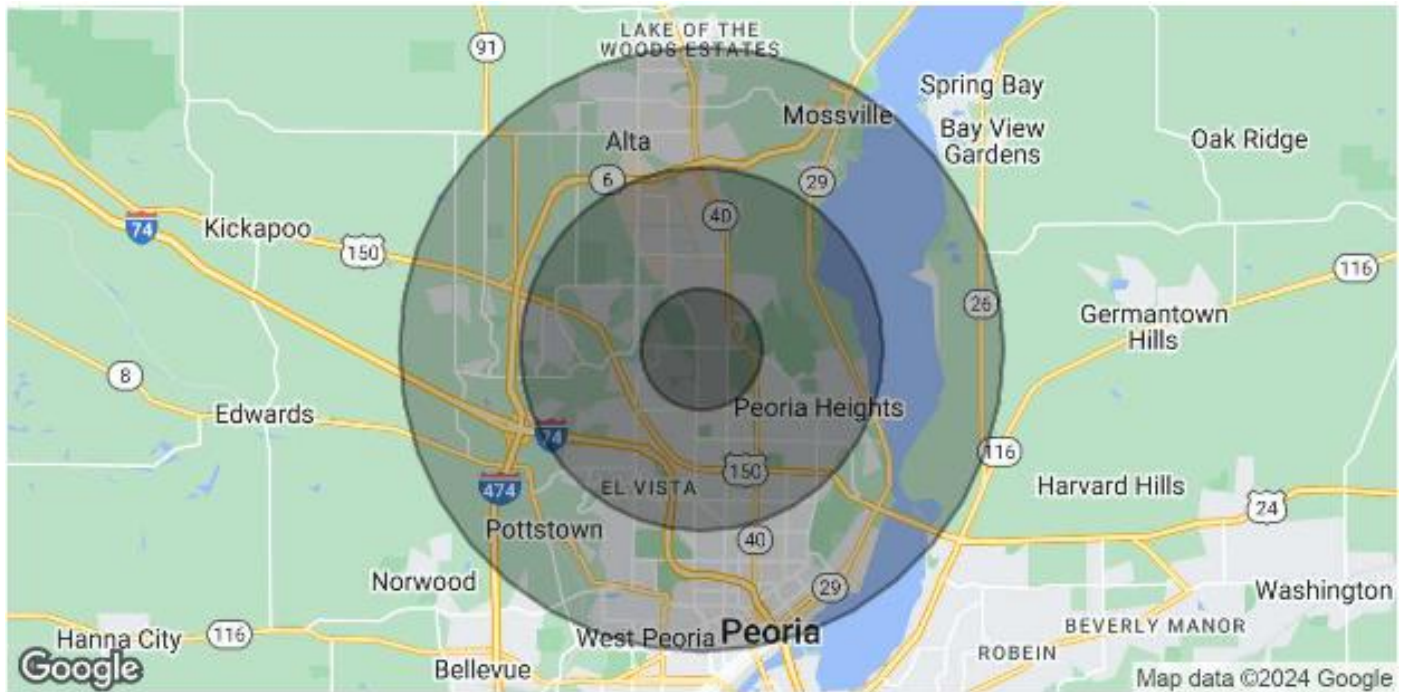
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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