



N Knoxville Avenue

\$1,920,000

PROPERTY DESCRIPTION

The O'Bryan & Ball Commercial Team has been exclusively retained to sell 1.75 acres of prime, general commercial (CG) zoned land in Peoria, IL. The 8 parcels, which include the entire block located at the intersection of Knoxville (Rt. 40) and Pennsylvania Ave, has been cleared and is ready for immediate development. The parcels sit directly across the street from the OSF Hospital Campus and the I-74 Knoxville exit. The properties are located in the East Village Growth Cell - TIF (2034) offering developers significant incentives. Reach out to listing brokers for additional information.

LISTING METRICS

Eight (8)
 TOTAL PARCELS

1.75
 TOTAL ACRES

\$12,095
 2023 TAXES

\$25
 PRICE / SF

C-G
 ZONING

East Village
Growth Cell

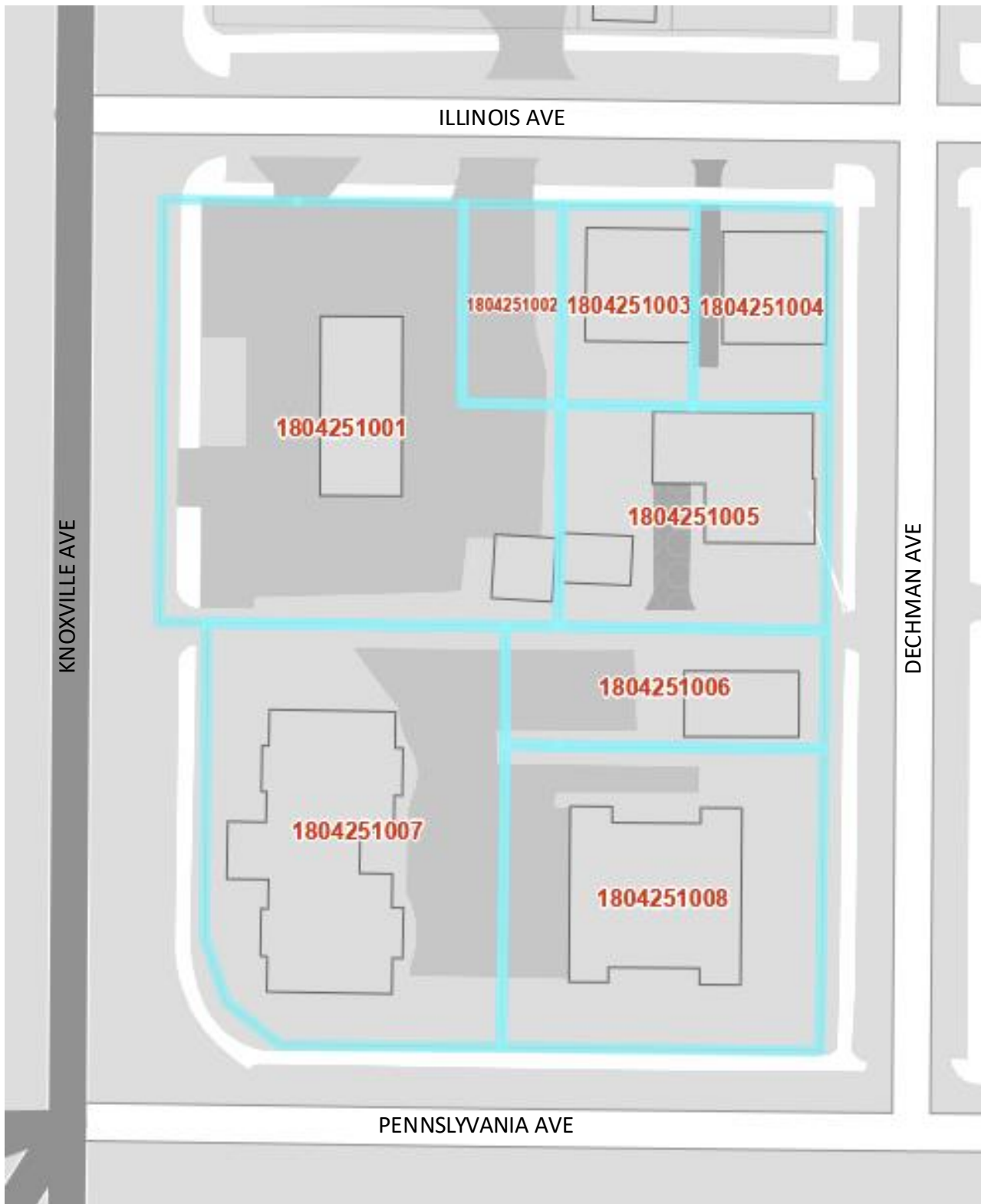
Mike O'Bryan

Justin Ball
 Tel: (309) 323-0399
 justinashbyball@gmail.com

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

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

PEORIA COUNTY GIS SITE MAP



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

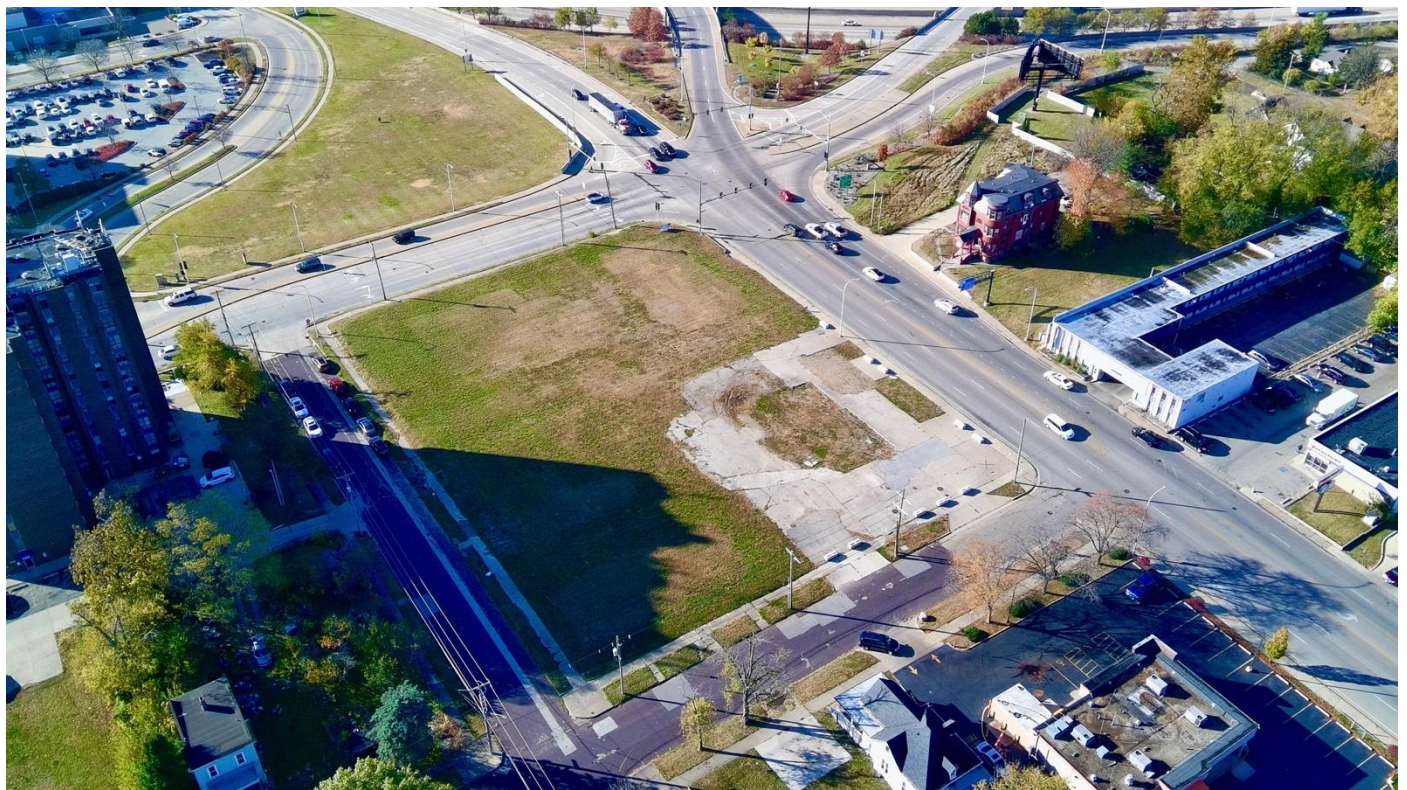
Michael Kolbus
Tel: (309) 258-7746

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED

EXTERIOR PHOTOS



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
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Michael Kolbus
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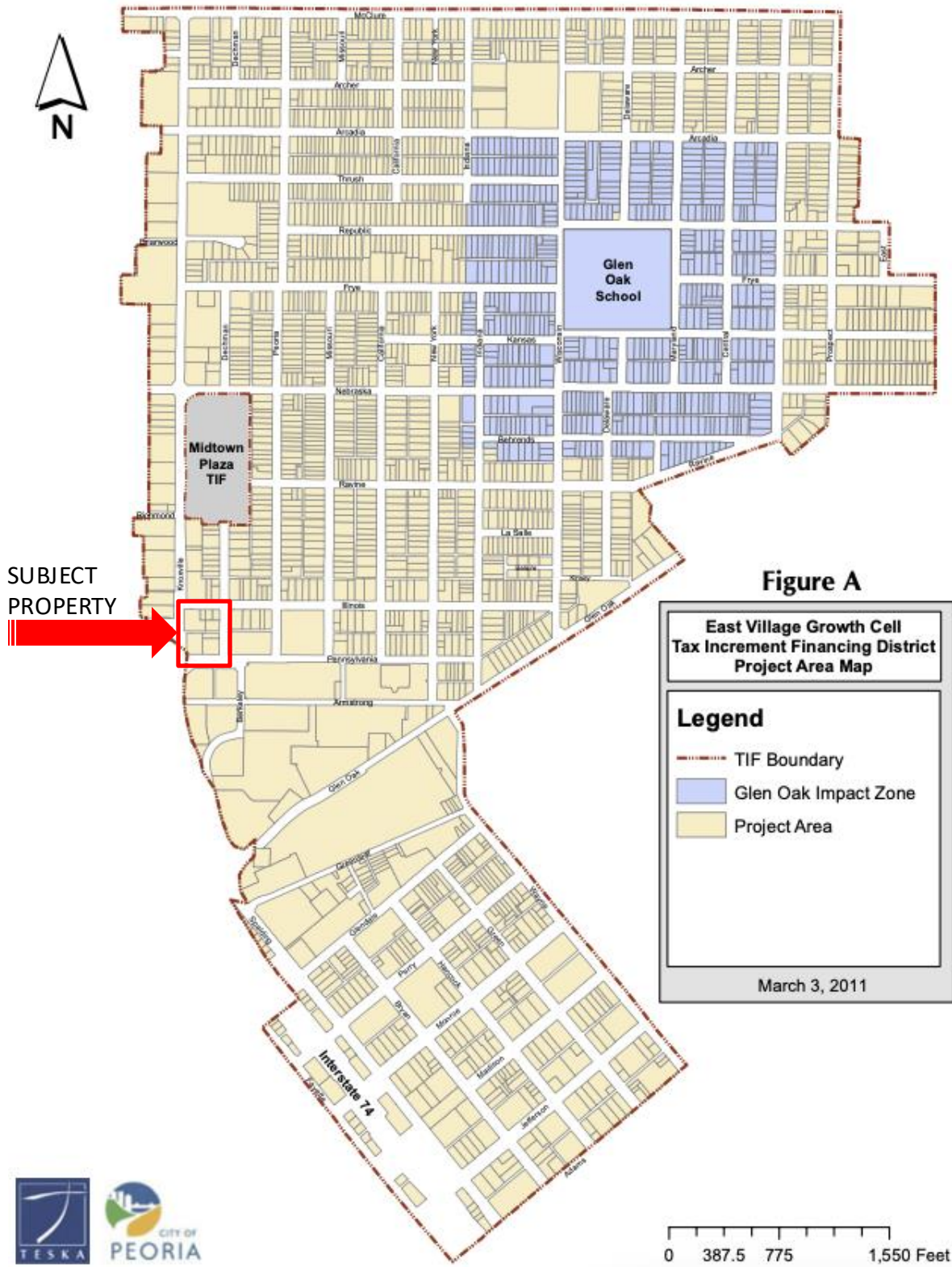
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RE/MAX
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EAST VILLAGE GROWTH CELL TIF DISTRICT PROJECT AREA MAP



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

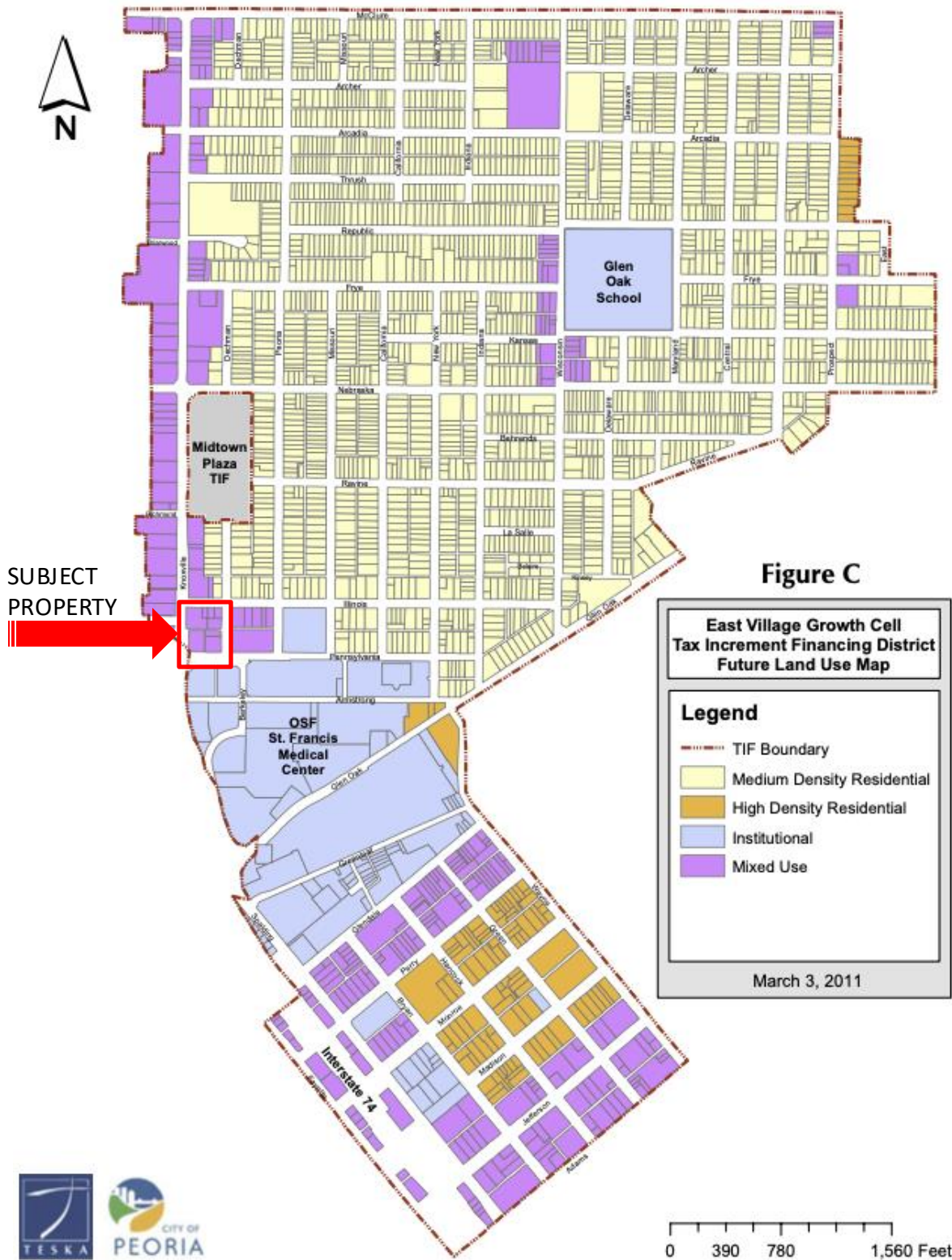
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EAST VILLAGE GROWTH CELL TIF DISTRICT FUTURE LAND USE MAP



Mike O'Bryan

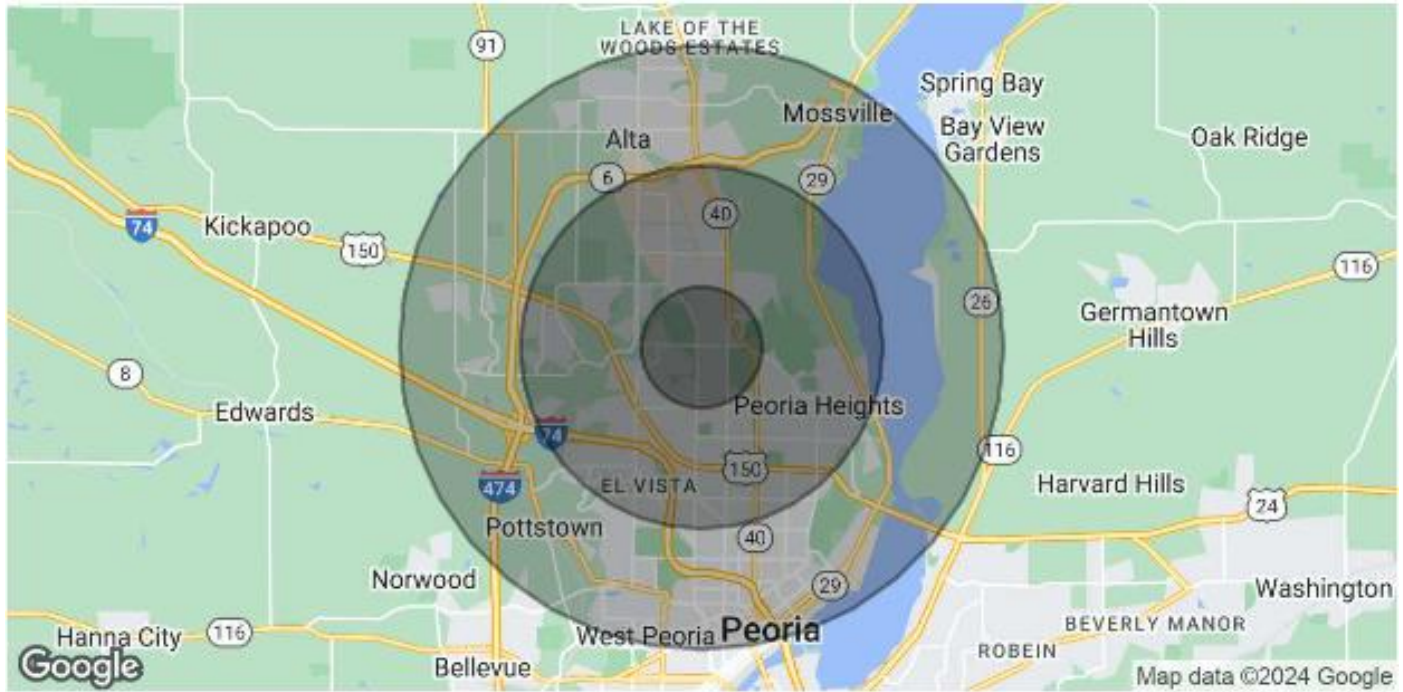
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



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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COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



Mike O'Bryan
President; RE/MAX Commercial
Lic #471.006473



Jessica Ball
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@remax.net
Lic #475.175281



Justin Ball
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@remax.net
Lic #475.175281



Michael Kolbus
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@remax.net

www.CommercialPeoria.com

3622 N Knoxville Avenue, Peoria, IL 61603