Clinton Iowa, Camanche Iowa and Fulton Illinois have a combined population of more than 33,000 residents that enjoy a family friendly place to live.



Residents enjoy the lifestyle that centers around recreational activities and community events, including boating, fishing as well as walking, biking and other sports. Trails follow the natural scenery of the river and connect to other trails.

An advantage to this pace of life is the proximity to Chicago and other larger cities. One can be in downtown Chicago in just over two hours yet still enjoy the safety and pace of life in the Clinton Iowa region.

Families benefit from nationally recognized school systems in the region. The Clinton district is one of the 30 largest districts in Iowa. Two of the elementary schools in the Clinton school district are nationally ranked with one of the elementary schools rated as a "National Blue Ribbon" school by the US Department of Education. Residents have recently approved construction of a brand new senior high school. When done, all six attendance centers in Clinton will have been built and/or had a complete remodeling since 1999.

Residents in the Clinton region enjoy a cost of living that is very attractive. The Clinton area cost of living is 75.1 on a scale where 100 is the United States average. Whether purchasing or renting, residents find quality housing at a very affordable rate. A variety of telecommunication providers ensure that regional residents enjoy quality connectivity while working remotely.

DENNIS LAUVER HOWES & JEFFERIES REALTORS - 345 5<sup>th</sup> avenue S., Clinton IA 563-503-9663 - <u>DENNIS.LAUVER@HOWESANDJEFFERIES.COM</u> LICENSED IN IA, IL & KS Page | 1

## LIFE IN THE CLINTON IOWA REGION

The Lyons Business and Technology Park is one of the Clinton locations with a MyBike Share System docking station. Using an app, people can rent a bike as they ride through the various

multi-modal trails, including the trail that extends through the business park. With 400 jobs at the park, employees really enjoy being able to ride, run or walk through the 12 miles of trails in Clinton.



Eagle Point Park is a 164-acre park that is a magnet for people.

The park features amazing views of the Mississippi River, Lock & Dam 13, trails, a historic lodge that overlooks the river, multiple playgrounds, volleyball and tennis courts. a dog park, a championship caliber disc golf course and a stone tower known locally as "The Castle." Kids have played in and around it for years as they crawl in and out of the lower holes or jump out of the windows which are 4 feet off the ground. Residents enjoy the wide open space and views into Illinois.

> DENNIS LAUVER HOWES & JEFFERIES REALTORS - 345 5<sup>th</sup> avenue S., Clinton IA 563-503-9663 - <u>DENNIS.LAUVER@HOWESANDJEFFERIES.COM</u> LICENSED IN IA, IL & KS

## Page | 2

## LIFE IN THE CLINTON IOWA REGION

A 14-acre arboretum exists in the middle of town and provides a healthy and popular place for residents to relax and enjoy the space and openness of the Clinton area with their families. The facility is enjoyed every day of the year at no charge by those in the Clinton region.



The lifestyle in the Clinton region enjoyed by residents is important to people that are want a quality lifestyle that is safe and affords space to relax and enjoy their family.

Residents of the Clinton region know there are plenty of "things to do with a river view!"



DENNIS LAUVER HOWES & JEFFERIES REALTORS - 345 5<sup>th</sup> avenue S., Clinton IA 563-503-9663 - <u>DENNIS.LAUVER@HOWESANDJEFFERIES.COM</u> LICENSED IN IA, IL & KS Page | 3