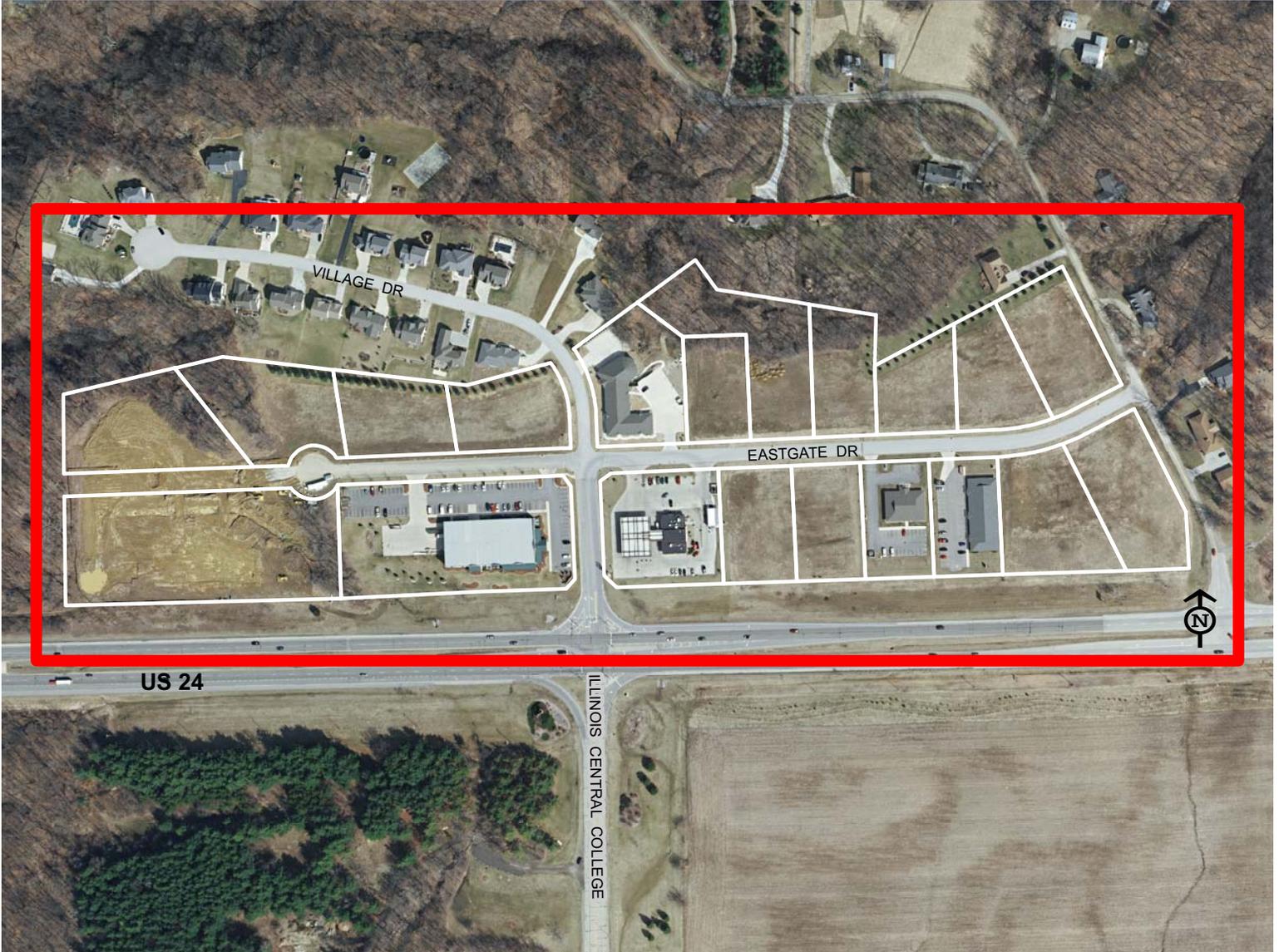


# Eastgate Village Commercial Development



## Building Business in Our Community

East Peoria, with a population of 23,180 and home to numerous Caterpillar Inc. facilities, stands on the banks of the Illinois River. Located midway between Chicago and St. Louis, getting here is easy! Our region serves 380,000 residents – and 1 million people live within a 90-mile drive.

Commercial opportunities abound with Fondulac Plaza and Riverside Center which includes Wal-Mart and Lowe's. An exciting new mixed-use project – East Peoria Downtown 2010 – will commence construction this year and encompass over 100 acres located in the heart of our urbanized area. Recreation is also plentiful with East Port Marina and the Eastside Centre sports complex.

# Eastgate Village Commercial Development

## Site:

This area offers an excellent location and visibility along U.S. Route 24 between Peoria and Washington. It shares a signalized intersection on U.S. Route 24 with Illinois Central College. Over 25,000 vehicles pass by this location on a daily basis.

## Size:

Development site is over 26 acres. Various sites available - 1 acre to 5 acre tracts.

## Location:

Fronting on U.S. Route 24, one mile east of IL Route 116 and U.S. Route 24 junction. This development area is just minutes away from Peoria to the west and directly across from the main entrance to Illinois Central College.

## Zoning Classification:

Property is currently zoned for commercial uses.

## Major Transportation:

**Highways:** U.S Route 24, IL Route 116  
Interstate 74, 4 miles south  
**Airport:** Greater Peoria Regional Airport, 20 miles  
**Railroads:** TP&W (at the foot of Carver Lane) and  
the Genesee and Wyoming (P & PU on  
Wesley Road in Creve Coeur)  
**Barge:** Peoria Barge Terminal; Illinois River

## Topography:

Level, some wooded and rolling.

## Utilities:

**Electricity:** AmerenCilco  
877-677-5740  
www.Ameren.com

**Natural Gas:** AmerenCilco  
877-677-5740  
www.Ameren.com

**Water:** City of East Peoria  
2232 E. Washington Street  
309-698-4716

**Sewer:** City of East Peoria  
2232 E. Washington Street  
309-698-4716

**Telecommunications:** AT&T  
800-660-3000  
Comcast  
866-594-1234

**Tax Increment Finance (TIF) Eligible Area:** No

**Enterprise Zone Eligible Area:** Yes.

## Benefits to Developer

### Enterprise Zone

We offer property tax abatement on improvements for five years, sales tax abatement for materials purchased in the state of Illinois, half-price permits and a host of other benefits.

### Tax Increment Financing

For properties in the City of East Peoria's TIF Districts, we offer a comprehensive infrastructure, among other benefits, and assistance for qualifying projects.

### Revolving Loan Fund

This low interest loan is used in combination with traditional financing for projects that create or retain jobs in East Peoria.

### Excellent Customer Service

The City of East Peoria is committed to providing developers with friendly and efficient service when processing permits.



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