

Pinecrest 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.

Site Specifications

Site:

This mostly level development area is primarily geared for warehousing and other light industrial operations. However, there is also a sizeable parcel available for multi-family development.

Size:

Various site sizes available - Some in excess of 50 acres.

Location:

Immediately adjacent to I - 74 and I - 474. This development area is just minutes away from downtown Peoria to the west and I - 155 to the east.

Zoning Classification:

Property is currently zoned for commercial and light industrial uses.

Major Transportation:

Highways: Interstate 74 (adjacent)
Interstate 474 (adjacent)
Airport: Greater Peoria Regional Airport, 10 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 agricultural, 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, most properties currently within the City limits.

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

Offered throughout the City, 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 throughout the development process.



City of East Peoria
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