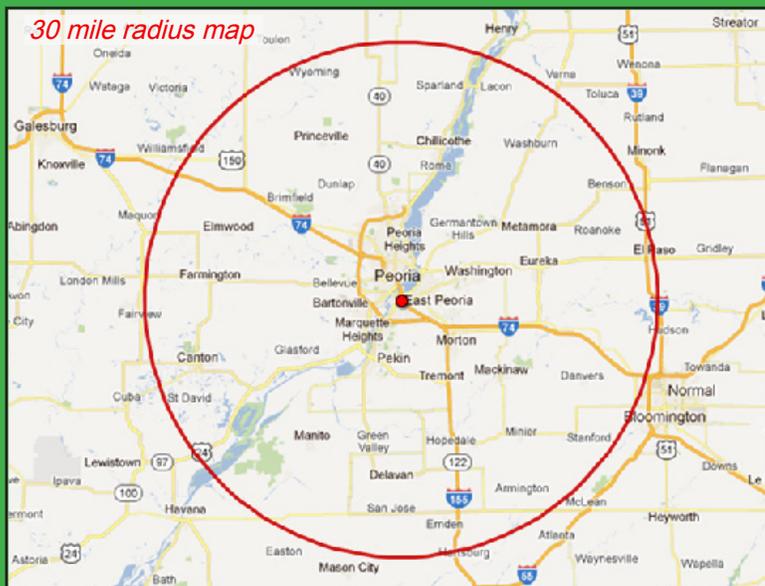


East Peoria's Levee District - Outlots Available



Graphic provided by Midwest Engineering Associates, Inc.



Building Our New Downtown

East Peoria is centrally located within the Peoria-Pekin Urbanized Area which has over 380,000 residents within 30 miles. Four bridges cross the Illinois River linking downtown Peoria with fast-growing Tazewell and Woodford Counties. The community is also ideally located between some of the largest metropolitan markets in the Midwest which include Chicago, St. Louis, and Indianapolis.

The vision for this mixed-use site includes two major retail anchors, Target and Costco along with a Holiday Inn and Suites, Hometown Community Bank office building and the Fondulac District Library. These outlots provide tremendous opportunities for complementary businesses.

East Peoria's Levee District - Outlots Available

Site & Location:

This area offers an excellent location and convenient access to I-74. Located in a rapidly developing area that will include a new Target and Costco anchors, this area is the ideal location for commercial development in downstate Illinois.

Incentives:

Tax Increment Finance (TIF) Eligible Area: Yes

Enterprise Zone Eligible Area: Yes.

** Lot pricing, shown on front, reflects high quality/ complementary development projects.*



Graphic provided by Cullinan Properties

Come be a part of this exciting new development!



City of East Peoria
Department of Planning and Development
100 S. Main St., East Peoria, IL 61611
Phone: (309) 698-4717 Fax: (309) 698-4719

www.cityofeastpeoria.com