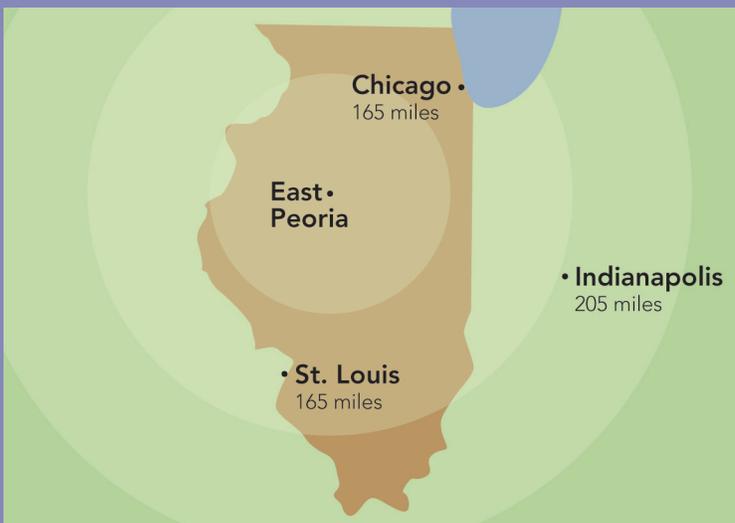


Bass Pro Shops Site - Outlots Available



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 – has begun construction and encompasses 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.

Bass Pro Shops Site - Outlots Available

Site:

This area offers an excellent location and visibility along I-74 near the Illinois River. Adjacent to the new Bass Pro Shops, this area is expected to see over 2 million visitors a year. 50,000 vehicles pass by this location on a daily basis.

Size:

Available area is approximately 5 acres.

Location:

This development area is just across the river from Peoria to the west and adjacent to the new Bass Pro Shops development.

Zoning Classification:

Property is currently zoned for commercial uses.

Major Transportation:

Highways: Interstate 74, U.S Route 24, IL Route 116
Airport: Greater Peoria Regional Airport, 10 miles
Railroads: TP&W (at the foot of Dolans Lane) and the Genesee and Wyoming (Wesley Road in Creve Coeur)
Barge: Peoria Barge Terminal; Illinois River

Topography:

Level.

Utilities:

Electricity: AmerenIllinois
877-677-5740
www.Ameren.com

Natural Gas: AmerenIllinois
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: iTV3
309-670-1291
AT&T
800-660-3000
Comcast
866-594-1234

Tax Increment Finance (TIF) 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.



City of East Peoria
Department of Planning and Development
100 S. Main St., East Peoria, IL 61611
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