



<b>MLS #:</b> 7034340	<b>St:</b> ACTIVE	<b>Cat:</b> LAND & FARM PROPERTY	<b>LP:</b> \$220,000
<b>Area:</b> Upper Rock Island County			
<b>Addr:</b> 602 N HIGH		Street	<b>Unit #:</b>
<b>City:</b> Port Byron		IL	<b>Zip Code:</b> 61275
			<b>County:</b> Rock Island
<b>Sale/Rent:</b> For Sale	<b>Invest:</b>	<b>Lot:</b> 126,324 SF	
<b>For Sale:</b> Yes	<b>For Lease:</b> No	<b>Acres:</b> 2.70	<b>Lse Terms:</b>
<b>Lease \$/Acre:</b>		<b>Farm:</b> No	
<b>Ann Taxes:</b> \$176.16 / 2014		<b>Zoned:</b> Commercial	
<b>Parcel ID:</b> 91-1 & 91-2		<b>Flood Insurance:</b> No	
<b>Legal:</b>			
<b>Near Hwy:</b> Hwy 84		<b>Mi to Hwy:</b> 0	
		<b>Mi to Airport:</b> 20	

**Virtual Tour**

**Directions:** Take 84 into Port Byron; Property north of Casey's on east side of street



<b>Amps:</b>	<b>Volts:</b>	<b>Fire District Class:</b>	
<b>Section:</b> 13	<b>\$Rent/Tillable Acre:</b>	<b>FSA Farm Num:</b>	
<b>Township:</b> 05	<b>FSA Acres Tillable:</b>	<b>FSA Cropbase:</b>	
<b>Range:</b> 1 EAST	<b>Acres Perm Pasture:</b>	<b>Cropbase Lse:</b>	
<b>Operator:</b>	<b>Other Acres:</b>	<b>Seller to Quiet Tenant Farm Rights:</b>	
<b>Principal Meridian:</b> 4			
Lies adjacent to Dorrance Park. Port Byron will assist development of this property with TIF or other incentives. All building improvements have been removed. The Village is seeking a developer of this property and will consider incentives for the correct project in the eyes of The Village. It is believed the site is to the center of IL 84 and the net area of the site could be 2.7+ acres. Location is north of the I-80 / IL 84 interchange at the Mississippi River and has a great potential view of the river.			
<b>Prop Type Use:</b> Commercial			
<b>Potential Uses:</b> Office, Retail, Multi-Family, Mixed Use			
<b>Land Descr:</b> Level, Sloping			
<b>Location:</b> Neighborhood			
<b>Frntg/Access:</b> Inside Lot, Paved 2Lane, State Road			
<b>Other Access:</b>			
<b>Easmnt/Restr:</b> Unknown			
<b>Util On-Site:</b> Electric, Gas, Water, Sewer, Phone			
<b>Options:</b> Option For Sale			
<b>Water Supply:</b> Municipal			
<b>Sewer:</b> City Sewer			
<b>Lease Info:</b>			
<b>Sale Options:</b> Entire Parcel			
<b>Poss Financing:</b> Cash/Conventional, Other Possible Financing		<b>Possession:</b> Immediate, At Closing	
<b>Showing:</b> Call LA, Sign on Property, Vacant			
<b>Ownership:</b> Government			
<b>Avail At LO:</b> Aerial Photo, Appraisal			
<b>Tax Incentive:</b> TIF District, In City Limit			
<b>Farm Type:</b>			
<b>Farm Imprvmt:</b>			
<b>Farm Res:</b>			
<b>LO:</b> <a href="#">NAI Ruhl Commercial Company</a>	<b>Office:</b> -563-355-4000	<b>Fax:</b> Fax: -563-355-4445	
<b>LA:</b> <a href="#">John Corelis</a>	<b>Cell:</b> -309-721-1064	<b>Appt:</b> 563-355-4000	
<b>LA Email:</b> <a href="mailto:jcorelis@ruhlcommercial.com">jcorelis@ruhlcommercial.com</a>		<b>Owner:</b> Village of Port Byron	
<b>CLA:</b>		<b>Cell:</b>	<b>LD:</b> 11/10/2015
<b>OLA:</b>		<b>Cell:</b>	<b>XD:</b> 11/9/2016
<b>Compensation:</b> 3.50	<b>Dual/Var:</b> Yes	<b>List Type:</b> Exclusive Right to Sell	
<b>Original Price:</b> \$220,000	<b>Selling Agent:</b>	<b>Co-Selling Office:</b>	
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>	
<b>Closing Date:</b>	<b>Co-Selling Agent:</b>	<b>DOM:</b> 15	