



|                                       |                      |                                  |                        |
|---------------------------------------|----------------------|----------------------------------|------------------------|
| <b>MLS #:</b> <a href="#">7024836</a> | <b>St:</b> ACTIVE    | <b>Cat:</b> LAND & FARM PROPERTY | <b>LP:</b> \$125,000   |
| <b>Area:</b> East Peoria, Creve Coeur |                      |                                  |                        |
| <b>Addr:</b> 0 SUNRISE                |                      | Avenue                           | <b>Unit #:</b>         |
| <b>City:</b> EAST PEORIA              |                      | IL                               | <b>Zip Code:</b> 61611 |
|                                       |                      | <b>County:</b> Tazewell          |                        |
| <b>Sale/Rent:</b> For Sale            | <b>Invest:</b>       | <b>Lot:</b> 225X386              |                        |
| <b>For Sale:</b> Yes                  | <b>For Lease:</b> No | <b>Acres:</b> 2.00               | <b>Lse Terms:</b>      |
| <b>Lease \$/Acre:</b>                 |                      | <b>Farm:</b> No                  |                        |
| <b>Ann Taxes:</b> 17.78 / 2009        |                      | <b>Zoned:</b> B3                 |                        |
| <b>Parcel ID:</b> 010125209001        |                      | <b>Flood Insurance:</b> No       |                        |
| <b>Legal:</b> SEC 25 T26N R4W NE 1/4  |                      |                                  |                        |
| <b>Near Hwy:</b> RT 8                 |                      | <b>Mi to Hwy:</b>                |                        |
|                                       |                      | <b>Mi to Airport:</b> 12         |                        |

**Virtual Tour**

**Directions:** ROUTE 8 - NORTH ON SUNRISE - PROPERTY ON RIGHT



|   |  |   |
|---|--|---|
| <b>Amps:</b>  | <b>Volts:</b>                              | <b>Fire District Class:</b>               |
| <b>Section:</b>   | <b>\$Rent/Tillable Acre:</b>               | <b>FSA Farm Num:</b>                      |
| <b>Township:</b>  | <b>FSA Acres Tillable:</b>                 | <b>FSA Cropbase:</b>                      |
| <b>Range:</b>   | <b>Acres Perm Pasture:</b>                 | <b>Cropbase Lse:</b>                      |
| <b>Operator:</b>  | <b>Other Acres:</b>                        |   |
| <b>Principal Meridian:</b>  | <b>Seller to Quiet Tenant Farm Rights:</b> |   |
| 2 acres one block from Route 8, zoned B3. Potential 5 - 1/3 acre lots. 386 feet of frontage on Sunrise. See Assoc Docs for potential B3 uses. Per City of East Peoria, the property has potential for becoming Enterprise Zone. 7024837 |  |   |
| <b>Prop Type Use:</b> Commercial  |  |   |
| <b>Potential Uses:</b> Retail, Light Industrial, Recreation   |  |   |
| <b>Land Descr:</b> Level  |  |   |
| <b>Location:</b> Suburban   |  |   |
| <b>Frntg/Access:</b> City Street, Paved 4Lane, State Road   |  |   |
| <b>Other Access:</b>  |  |   |
| <b>Easmnt/Restr:</b> Unknown  |  |   |
| <b>Util On-Site:</b> Electric, Gas, Water, Sewer  |  |   |
| <b>Options:</b> Other Options   |  |   |
| <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, At Closing  |  | <b>Possession:</b> Immediate, At Closing  |
| <b>Showing:</b> Sign on Property  |  |   |
| <b>Ownership:</b> Individual  |  |   |
| <b>Avail At LO:</b> Aerial Photo  |  |   |
| <b>Tax Incentive:</b> In City Limit   |  |   |
| <b>Farm Type:</b>   |  |   |
| <b>Farm Imprvmt:</b>  |  |   |
| <b>Farm Res:</b>  |  |   |
| <b>LO:</b> <a href="#">Traders Realty Corp.</a>   | Main Line: (309) 686-5000                  | <b>Fax:</b> Fax: (309) 686-9299           |
| <b>LA:</b> <a href="#">Tim Johnson</a>  | Cell: (309) 321-0034                       | <b>Appt:</b> 321-0034                     |
| <b>LA Email:</b> <a href="mailto:Move@TimJohnsonRealtor.com">Move@TimJohnsonRealtor.com</a>   |  | <b>Owner:</b> NA                          |
| <b>CLA:</b>   |  | <b>Cell:</b>                              |
| <b>OLA:</b>   |  | <b>LD:</b> 3/21/2011                      |
| <b>Compensation:</b> 3.00   | <b>Dual/Var:</b> No                        | <b>Cell:</b>                              |
|   |  | <b>XD:</b> 12/31/2011                     |
|   |  | <b>List Type:</b> Exclusive Right to Sell |
| <b>Original Price:</b> \$125,000  | <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> 68                            |

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