



Property Highlights

Positioned on the most scenic bend of the Mississippi River, this 4.67-acre site represents one of the last meaningful riverfront development opportunities in the Quad Cities. With sweeping water views, TIF approval, utilities in place, and Illinois EPA certification, the groundwork has been laid for transformative development.

Surrounded by The Bend district and expanding riverfront amenities, this site offers the opportunity to create a landmark project that defines the next chapter of Moline's waterfront.

- 4.67 Acres (203,418 SF) positioned directly on the scenic bend of the Mississippi River
 - Expansive river views with one of the most visually compelling waterfront settings in the Quad Cities
- Adjacent to The Bend redevelopment featuring hotels, convention center, retail, restaurants, entertainment venues, and The Rust Belt complex

Premier Land: Riverfront

5420 Old River Dr., Moline, IL

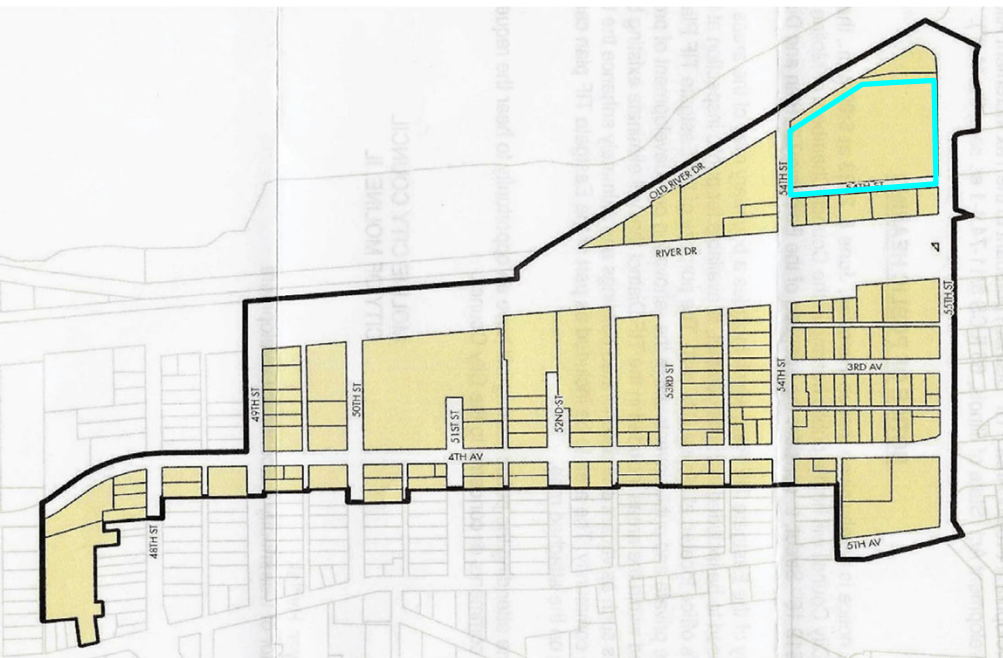
FOR SALE	\$499,000
LOT SIZE	4.67 ACRES

Details

Parcel	08-26-303-001
Price per Sq. Ft.	\$2.70/SF
TIF District	Yes
Taxes	\$9,340.24 (2024)
Zoning	ORT: Office/Research Park & Tech



- Easy access to I-74 with strong regional connectivity throughout QC
- Surrounded by parks, bike trails, marinas, and established riverfront amenities
- Illinois EPA Certified Clean – ready for redevelopment
- TIF approved by the City of Moline, offering potential development incentives
- Water and sewer utilities already located on site
- Property located within the floodplain



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KEY FACTS

137,217
Population

40.1 Median Age



2.31
Average Household Size

57,676
Total Households

EDUCATION



4.38%
No High School Diploma



14.2%
High School Graduate



19.61%
Some College

22.05%
Bachelor's/ Grad

BUSINESS



4,960

Total Businesses



76,584

Total Employees

EMPLOYMENT

17,190

Retail Trade Employees

5,090

Finance/Ins/Real Estate Emp

8,186

Manufacturing Employees

6,290

Eating & Drinking Employees

3.8%

Unemployment Rate

\$72,511
Median Household Income

INCOME



\$39,871
Per Capita Income



\$200,839
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.55%) ■

The smallest group : \$15,000 - \$24,999 (6.17%) ■

Indicator	Value(%)	
< \$15,000	8.47	■
\$15,000 - \$24,999	6.17	■
\$25,000 - \$34,999	8.48	■
\$35,000 - \$49,999	12.52	■
\$50,000 - \$74,999	15.5	■
\$75,000 - \$99,999	14.57	■
\$100,000 - \$149,999	18.55	■
\$150,000 - \$199,999	8.69	■
\$200,000+	7.06	■



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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

137,217 Population	57,569 Households	40.1 Median Age
2.31 Avg Size Household	\$72,511 Median Household Income	\$184,807 Median Home Value
82 Wealth Index	134 Housing Affordability	59.1 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.37%



2024-2029
Forecasted
Growth Rate

-0.4%





Household
Population

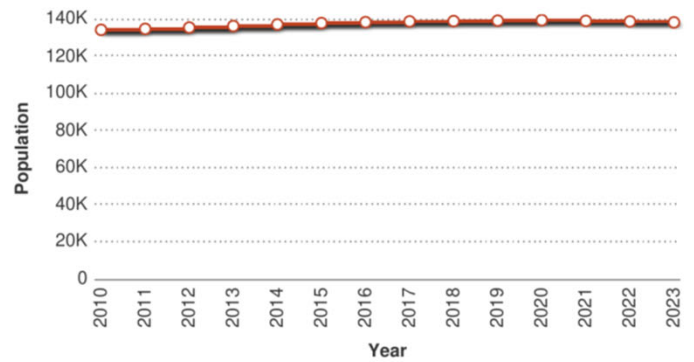
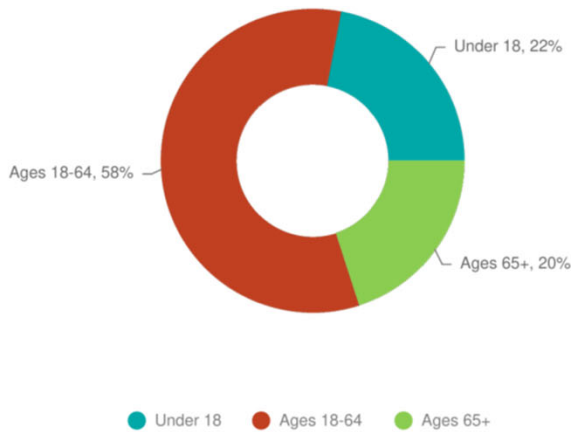
131,081



Population
Density

1,720

POPULATION BY AGE



DAYTIME POPULATION



141,655
2024 Total Daytime Population



68,903
2024 Daytime Pop: Residents




72,752
2024 Daytime Pop: Workers




1,804
2024 Daytime Pop Density


POPULATION BY GENERATION




5.75%
Greatest Gen: Born
1945/Earlier




20.41%
Baby Boomer: Born
1946 to 1964




18.63%
Generation X: Born
1965 to 1980



22.38%
Millennial: Born 1981
to 1998

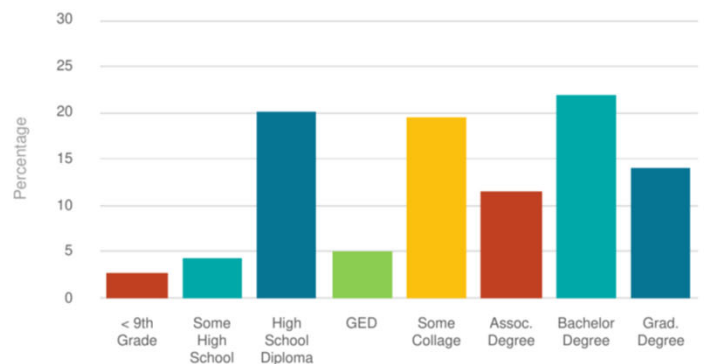


23.47%
Generation Z: Born
1999 to 2016



9.36%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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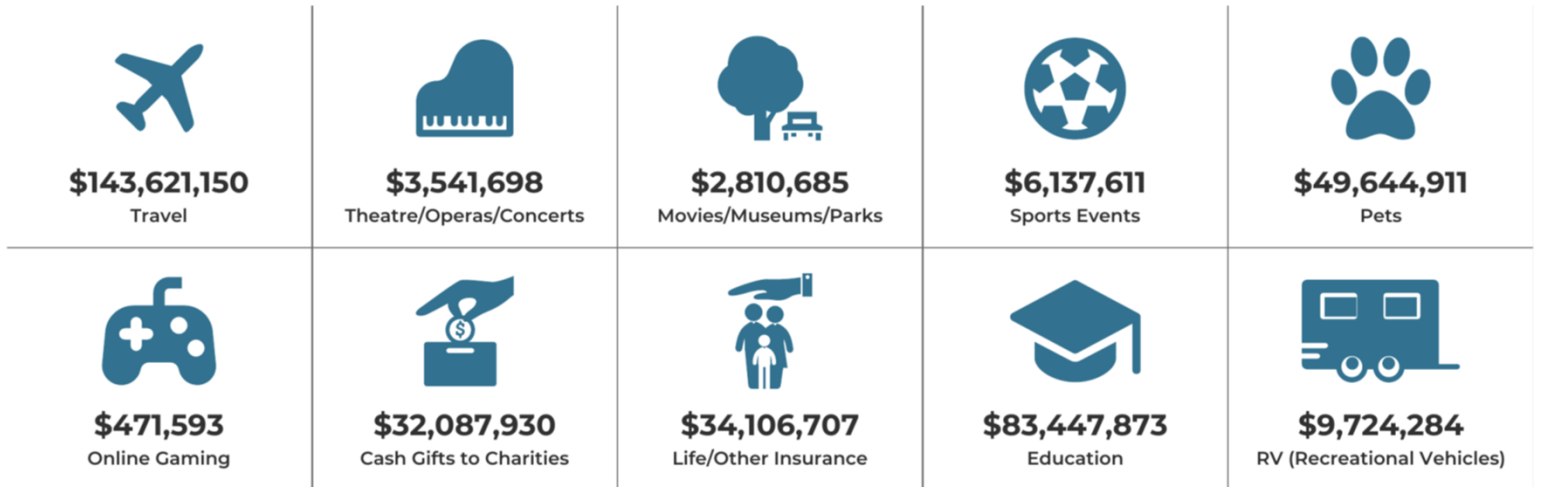
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Lifestyle and Tapestry Segmentation Infographic

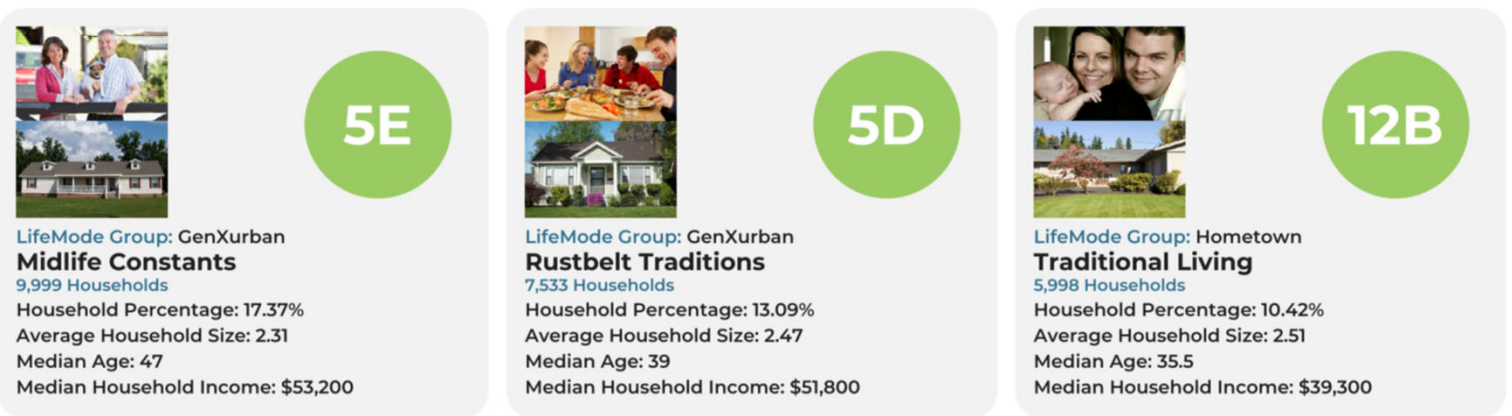
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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