\section*{$\triangle \sqrt{\text { Ruhl Commercial LANGAN }}$| Rompany |
| :--- |}

## For Sale 5.02 Acres

Land/Farm/Multi-Family

# T. Lot 59 36th Avenue Moline, II 61265 \$653,000 

## Property Features

- 5.02 prime acres of land, meticulously zoned R-6, ready for hassle-free multi-family development
- All utilities conveniently located nearby \& immediately accessible
- Situated in a highly sought-after Moline location
- Enjoy seamless access to prestigious institutions such as Blackhawk College, Jane Adams School, John Deere Headquarters, and picturesque Millennium Park
- Ideal proximity to 70th street and John Deere Road ensures effortless connectivity to the vibrant Illinois Quad Cities
- City of Moline had previously approved for a 174-unit apartment complex


## DETAILS

| PARCEL \#: | $07-14823$ |
| :--- | ---: |
| ACRES: | 5.02 |
| SF: | 218,672 |
| ZONING: | R-6 |
| TAXES: | $\$ 5,717.64(2022)$ |



## NA Ruhi commercial LANGAN

## For Sale 5.02 Acres

## Land/Farm/Multi-Family



| 2023 Demographics | 1 Mile | 3 Miles | 5 Miles |
| :---: | :---: | :---: | :---: |
| Total Households | 2,486 | 20,992 | 37,249 |
| Total Population | 5,249 | 48,021 | 87,345 |
| Average Household Income | $\$ 82,508$ | $\$ 75,428$ | $\$ 75,654$ |
| Average House Value | $\$ 201,295$ | $\$ 152,259$ | $\$ 173,357$ |

## SHAWN LANGAN

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