## Ruhl Commercial Company



## For Sale 5.02 Acres Land/Farm/Multi-Family



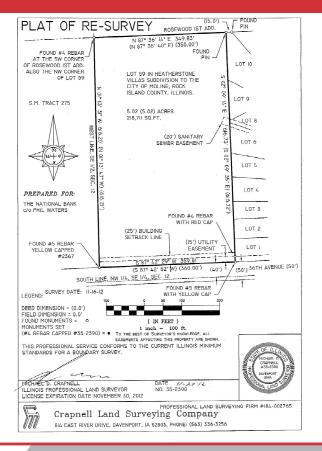
# Lot 59 36th Avenue Moline, II 61265 \$653,000

### **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)

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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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