

# Available Commercial, Industrial and Residential Sites

## Summer Farm (available)

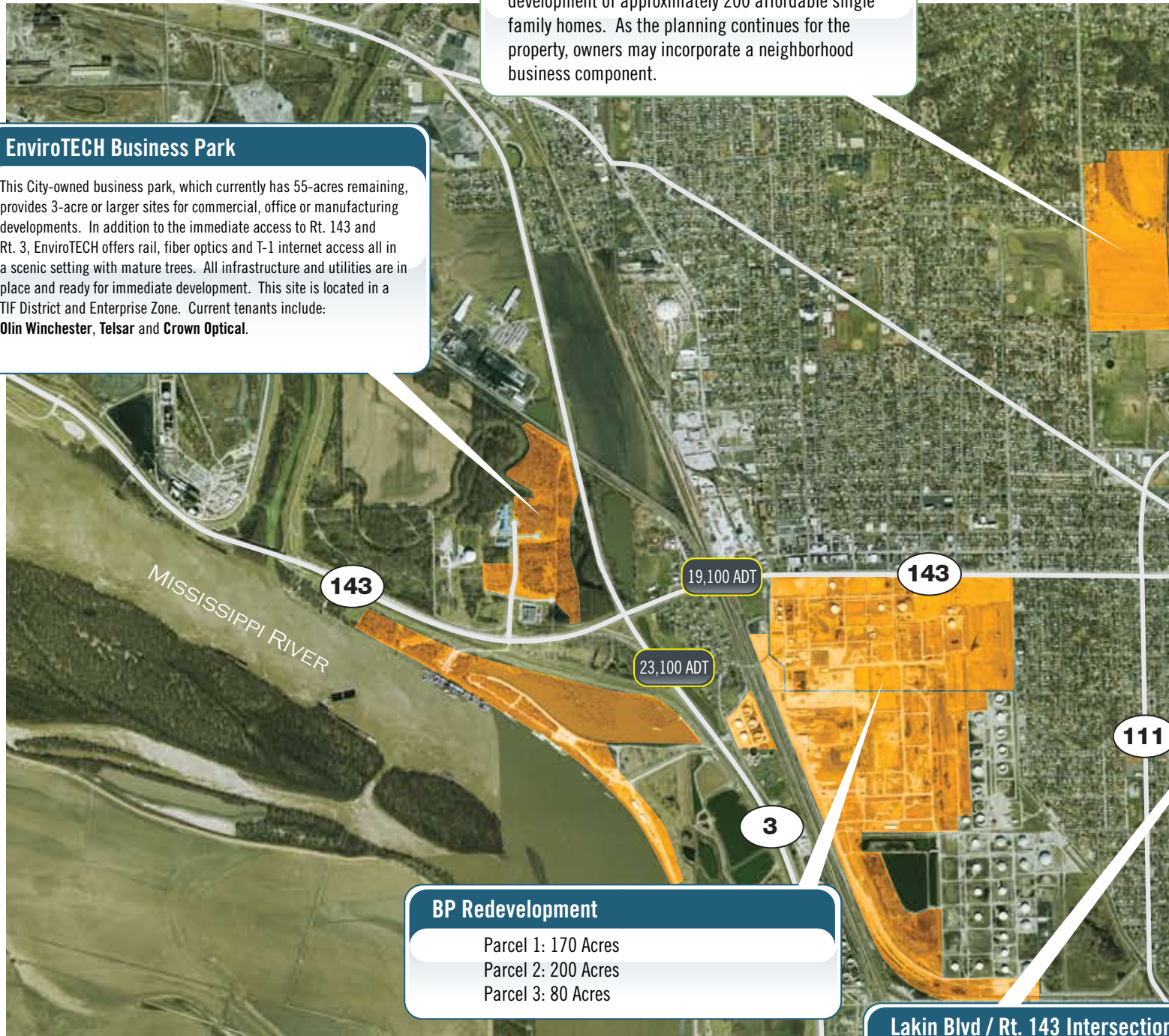
222-acres of combined farmland areas will be available for development with commercial use available along Wesley D

## Elble Property

Until its recent sale, the 60-acre Elble property was farmed for generations but is now being planned for the development of approximately 200 affordable single family homes. As the planning continues for the property, owners may incorporate a neighborhood business component.

## EnviroTECH Business Park

This City-owned business park, which currently has 55-acres remaining, provides 3-acre or larger sites for commercial, office or manufacturing developments. In addition to the immediate access to Rt. 143 and Rt. 3, EnviroTECH offers rail, fiber optics and T-1 internet access all in a scenic setting with mature trees. All infrastructure and utilities are in place and ready for immediate development. This site is located in a TIF District and Enterprise Zone. Current tenants include: **Olin Winchester, Telsar and Crown Optical.**



## BP Redevelopment

Parcel 1: 170 Acres  
Parcel 2: 200 Acres  
Parcel 3: 80 Acres

## Lakin Blvd / Rt. 143 Intersection

Parcel 1: 5 Acres  
Parcel 2: 10 Acres  
Parcel 3: 4 Acres

Traffic Counts

able 2008)  
 fields and wooded  
 or residential  
 commercial opportunities  
 Drive.

### Wal-Mart Super Center Development

- Parcel 1: .92 Acres
- Parcel 2: 1.34 Acres
- Parcel 3: 1.30 Acres
- Parcel 4: 1.12 Acres
- Parcel 5: 1.20 Acres
- Parcel 6: 1.60 Acres
- Parcel 7: 6.06 Acres
- Parcel 8: .94 Acres

### IL-255 / Rt. 111 Interchange

- Parcel 1: 7 Acres
- Parcel 2: 5 Acres
- Parcel 3: 22 Acres

### Rock Hill Trails

This new 172-acre low impact residential development will offer 290 high performance single family homes and multi-family units along with neighborhood amenities designed to minimize the impact on the environment and facilitate healthy living and long term sustainability. As the first green residential development in the Metro St. Louis area, this development will become a showcase community with Phase 1 construction beginning in 2008.

### Lakin Blvd.

- Lakin Blvd / Rt. 111 Corner: 2 Acres
- East / West Side of Lakin Blvd.: 29 Acres

Current Tenants: **Shell Credit Union, Quik Shine Car Wash, Boos Plaza** (Lease Space Available)

### IL-255 / Rt. 143 Interchange

- Parcel 1: 10 Acres
- Parcel 2: 14 Acres
- Parcel 3: 5 Acres

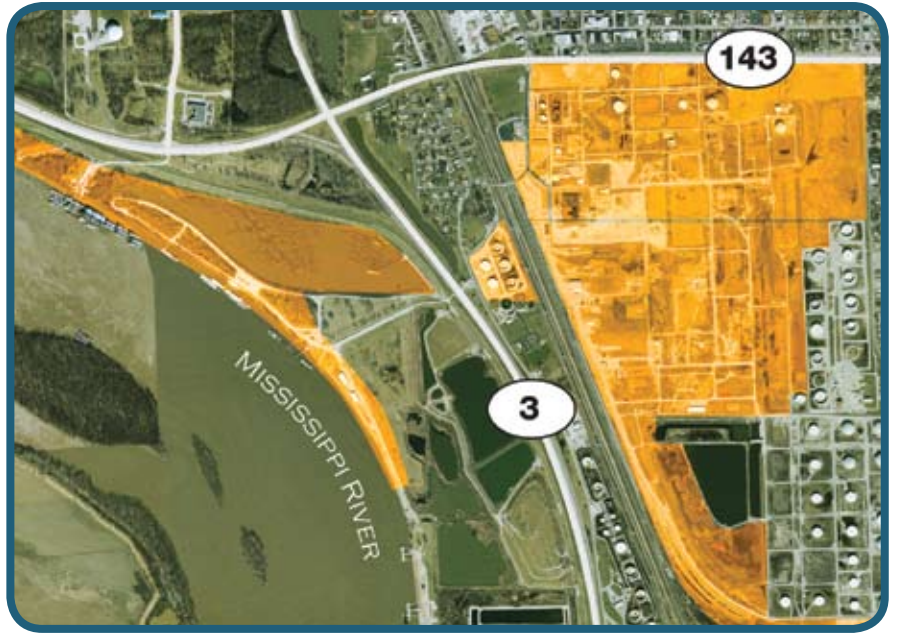
### Grand View Hills

This 45-acre traditional development offers 82 lots that are platted to take advantage of the contours of the land and offer numerous wooded lots and abundant open space. Lots are scheduled to be available for sale in 2008.



## BP Redevelopment

This redevelopment effort provides the City the unique opportunity to redevelop on a large scale basis commercial, large industry and riverfront developments. Parcel 1, which contains 170-acres, is envisioned to be developed into commercial/office space with an expansion of the existing downtown onto the frontage and also include the City's new municipal campus and park space. This parcel will provide tremendous commercial visibility with 3,800 ft. of commercial frontage along busy Rt. 143. Parcel 2, which contains 200-acres, provides not only tremendous capacity for gas, electric and water utilities but also has the advantage of being served by multiple railroads, 17,000 ft. of internal railcar storage and with Parcel 3, which is 80-acres, direct access and docking space to the Mississippi River.



## IL-255 & Route 111 Commercial Corridor

The recent opening of the Wal-Mart Supercenter and IL-255/Rt. 111 interchange has fueled the explosive growth of approximately \$80 million of new commercial development. Existing strip mall and outlot space is still available with future plans for construction of approximately 30,000 sq. ft. of additional retail space. National retailers include but not limited to: **Wal-Mart Supercenter, OfficeMax, Shoe Show, America's Contacts and Eye Glasses, Sally's Beauty Supply, Fashion Bug, Great Clips, Jan's Hallmark, U.S. Cellular, H&R Block, Radio Shack, Gamestop, Subway, Dollar Tree, Verizon, Applebee's, Quizno's, Steak N Shake, Taco Bell.**



## IL-255 & Route 143 Interchange

These parcels have the benefit of not only immediate access and visibility to IL-255 but also the advantage of being the only immediately developable quadrant of the interchange. This interchange is the focus on new development because of its proximity to the YTB renovation, the **Conoco Phillips** expansion and announcement of **Federico Chrysler Dodge** and **Auto Centers Nissan** constructing two new 22,000 sq. ft. autocenters providing space for 1,000 cars. The autocenters will begin construction June 2007.



Car Dealers Shop N Save YTB





111 N. Wood River Ave.  
Wood River, IL 62095



## A Wide Variety of Development Opportunities:

- Retail / Lease Space
- Interchange Sites
- Large Industry Sites
- Riverfront Availability
- Business Park Sites
- Residential Sites

Contact: 618-251-3100

Web: [www.cityofwoodriver.org](http://www.cityofwoodriver.org)

Email: [developing@cityofwoodriver.com](mailto:developing@cityofwoodriver.com)