

SEEKING PROPOSALS

US HIGHWAY 61 DEVELOPMENT SITE

BURLINGTON, IOWA

Site Owner: City of Burlington, Iowa
Project Size: 28.5 Acres
Access: US Hwy 34 & US Hwy 61
Condition: Clear Site, Vacant Ground
Zoning: To be Rezoned to PUD / General Commercial
Uses: General Commercial: Retail / Restaurant

- PROJECT OBJECTIVE -

Sell U.S. Highway 61 Development project area to a capable developer who is able to transform the clear site into a high-quality commercial development.

Project site is adjacent to the highest traffic intersection in southeast Iowa. The 2006 annual average daily traffic levels range from 10,000 - 20,000 on adjacent roadways.

Burlington saw its largest valuation of new construction in 2007 at over \$50,000,000.

Recent construction of nearby Fun City entertainment complex and Catfish Bend Casino, just north on US Hwy 61, further sets Burlington as the premier destination location of the region.



Burlington is the regional hub for shopping, entertainment, restaurants, and tourism in the tri-state area.

Be a part of the continued growth and development of historic Burlington, Iowa.

Des Moines County Tourism				
	2005	2006	2007	%Increase
<i>(in millions of \$)</i>				
Tourism Expenditures	\$ 79.24	\$ 91.08	\$ 97.19	22.7%
Payroll	\$ 16.31	\$ 17.90	\$ 18.67	14.5%
State Tax Receipts	\$ 3.52	\$ 3.88	\$ 4.13	17.3%
Local Tax Receipts	\$ 1.13	\$ 1.26	\$ 1.34	18.6%

Des Moines County showed the largest percent increase in Travel Generated Expenditures in the State of Iowa in 2006 and continues to be strong in the area of tourism and visitors.

- CONTACT -
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