

# SEEKING PROPOSALS

## - US HIGHWAY 61 DEVELOPMENT SITE -

### BURLINGTON, IOWA

**Site Owner:** City of Burlington, Iowa  
**Project Size:** 28.5 Acres  
**Sale Price:** \$2.4 million  
**Access:** US Hwy 34 & US Hwy 61  
**Condition:** Clear Site, Vacant Ground  
**Zoning:** To be Rezoned to Planned Unit Development (PUD) / General Commercial  
**Use:** 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.

#### Des Moines County Tourism

	2005	2006	% Increase
(in millions of \$)			
Tourism Expenditures	\$ 79.24	\$ 91.08	14.9%
Payroll	\$ 16.31	\$ 17.90	9.7%
State Tax Receipts	\$ 3.52	\$ 3.88	10.2%
Local Tax Receipts	\$ 1.13	\$ 1.26	11.5%

**Des Moines County showed the largest percent increase in Travel Generated Expenditures in the State of Iowa in 2006.**

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



#### - CONTACT -

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