

## **Potential for Collateral Developments.**

In addition to the space for the Oasis, fueling stations and truck stop the developer controls over 100 acres, including one mile of the vacant rail bed. All of this property is contained within the City's newly formed TIF district. These properties open up the possibility of developing over 60 parcels for over 112 companies to offer lodging, restaurants, shops and offices along the two miles of frontage. The adjacent acreage with convenient access to the Interstate and a centralized location would be best suited for distribution/ fulfillment centers. A table of uses was created as an example of the potential uses of this property. In summary there could be: 8 motels, 8 casual dining restaurants, 8 fast food restaurants, 7 entertainment/recreation locations, 48 retail outlets, 16 offices, 16 specialty shops and 1 theater. The table is printed on the back of this page.

## **Job Creation and Economic Impact**

The creation of construction & long term jobs and the development of lodging, retail, food & professional services will economically impact the entire state and would have wide spread influence through-out the River to River region.

With construction of infrastructure, motels, restaurants, truckstop, offices, retail and entertainment facilities all trades will be involved in the developments that are created at the Oasis and along the Burlington Route.

Hundreds of trade's people will have several years of opportunity for employment.

The Burlington Route will open up two miles of frontage allowing over 60 different developments to be constructed creating long term employment in occupations such as: retail sales, cooks, counter attendants, wait staff, fast food workers, desk clerks, housekeeping, hosts & hostesses, janitors, office staff, administrative personnel, automotive service technicians and maintenance & repair personnel.

In addition to the 500 to 1000 long term jobs created directly two to four thousand spin off jobs will originate from the Oasis and Burlington Route.

## **Revenues for Units of Government**

The State of Illinois and all local units of government in the River to River region will experience a positive impact because of this development. These benefits will come in the form of increased revenues from: retail sales, wages, real estate and fuel.

**All the People of the State of Illinois and many local families will benefit from the creation of much needed jobs.**