



CITY OF ALTON, IL

WADLOW TOWN CENTER DEVELOPMENT OPPORTUNITY

(Golf Rd. Extension, Alton, IL 62002)

REQUEST FOR PROPOSALS (RFP)



ISSUED BY THE DEPT. OF PLANNING & DEVELOPMENT

RELEASE DATE: FEBRUARY 10, 2026

SUBMISSION DEADLINE: MARCH 13, 2026 AT 5:00 PM (CST)

**REQUEST FOR PROPOSALS
FOR
DEVELOPMENT OF WADLOW TOWN CENTER**

SECTION I. PROJECT BACKGROUND

In 2017, the Alton Regional Multi-modal Transportation Center opened to accommodate the expansion of high-speed passenger rail service along the Chicago to St. Louis corridor. The project, which is located adjacent to Alton's primary retail corridor, included the construction of a new 9,000 sq. ft. Amtrak station, mass transit terminal, parking facilities and green space with bicycle/pedestrian joint-use paths. The project also included various infrastructure improvements and the construction of a new service road (Golf Rd. extension) to access the entire 55-acre site. To date, limited commercial development has occurred immediately adjacent to the multi-modal facility. However, prior development activity has yielded an 82-room limited-service hotel. Additionally, redevelopment of a smaller 2-acre parcel remains in the pre-development stage. Nearby hospitality, food and beverage, and national retailers include: Holiday Inn Express, Hampton Inn, Best Western, Burger King, Panera Bread Co., Starbucks, Kohl's, Home Depot, Lowes, and Bed, Bath, & Beyond. Continued development within the project area will fulfill the aims of deriving the highest economic benefit for the City of Alton and its citizens.

SECTION II. INTENT.

The City of Alton ("City"), by this Request for Proposal ("RFP"), sets forth its intent to consider proposals for the comprehensive development of city-owned property currently referred to as Wadlow Town Center ("Property"). The City invites developers, end-users and interested parties (collectively "Respondent") to submit plans to develop City-owned property located north of Homer Adams Parkway (IL Rt. 3) along the easterly extension of Golf Rd. and further described in Section III of this Request for Proposal.

The property contains approximately 28 acres available for commercial development. The City desires that the property be developed in accordance with transit-oriented design principles and meets the requirements of the City's Mixed-Use Transportation (MUT) zoning classification.

A project location map identifying the project area is included as **Exhibit A**.

SECTION III. PROPERTY DESCRIPTION.

The property contains two (2) individual tracts of ground that are available for development. The approximate size of each tract is generally described below:

Tract A: Approx. 15.4 Acres

Tract B: Approx. 13.4 Acres

An aerial map illustrating the two (2) available parcels is included on **Exhibit A**.

SECTION IV. ZONING.

The subject property is zoned MIXED USE TRANSPORATION (MUT). The requirements of the City of Alton's Mixed Use Transportation District can be found at the following link:
https://codelibrary.amlegal.com/codes/alton_il/latest/alton_il/0-0-0-9632

The existing zoning regulations of the MUT District may be amended to accommodate a plan for development if the City determines such amendments are in the best interest of the City to accommodate a beneficial plan of development.

SECTION V. UTILITIES.

The subject property has access to all typical utilities including but not limited to water, electric, telecommunications, sewer, and natural gas.

A map of the existing utilities available on site is included as **Exhibit B**.

SECTION VI. PROPOSAL REQUIREMENTS.

Proposals must contain the following:

- (1) A primary contact name and numbers including phone, fax, and email.
- (2) A detailed narrative description of the concept and how the development will accomplish the intent of this RFP, including timelines or phasing.
- (3) Conceptual plans, drawings, or elevations (max size of 11 x 17).
- (4) Estimated development costs and proposed sources and uses of funds.
- (5) Provide a complete description of the Respondent's project team including names and resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.
- (6) History of previous development projects of similar scope and intent of this RFP.
- (7) Professional references, especially from those cited in preparation of the RFP response.
- (8) Any additional materials or information that would assist the City in evaluation of the Respondent's proposal.

Development proposals may include both available parcels or a singular tract.

SECTION VII. DEADLINE FOR RESPONSES

All responses must be submitted in .pdf format and are due by 5:00 P.M. (CST) on March 13, 2026. Proposals received after the specified time and date will not be considered. The City will not be responsible for the failure of any Respondent to submit a response before the specified time to be considered.

SECTION VIII. SELECTION.

The Department of Planning & Development shall review all qualified proposals. Once all submittals have been evaluated, those Respondents with the greatest experience and expertise sought by the City will be invited for interviews. At such time, additional information may be requested. The selected proposal, if any, that is determined to be in the best public interest in accordance with this RFP, will be presented to the Mayor and Alton City Council for final consideration. The selected proposal may also be subject to Alton Plan Commission review and other regulatory review/approval prior to development. Evaluation criteria shall include:

- Appropriateness of project concept.
- Benefits to the community and alignment of economic development objectives.
- Financial return and risk (if applicable) to the City of Alton.
- Knowledge and experience with similar development projects.
- Developer's financial strength to consummate the development project.
- Thoroughness, creativity, and clarity of response.

SECTION IX. RESERVATIONS.

The City reserves the right to:

- (1) Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date for responses and the proposal requirements.
- (2) Waive irregularities in the proposals.
- (3) Reject or refuse any or all proposals.
- (4) Cancel and withdraw this RFP at any time.
- (5) Negotiate with any or all Respondents to obtain terms most beneficial to the City.
- (6) Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION X. INQUIRIES AND QUESTIONS.

All inquiries, questions, requests for interpretation, correction, or clarification **must** be submitted in writing, by e-mail to the City Contact, and shall not arrive later than the aforementioned deadline for responses.

SECTION XI. CITY CONTACT.

All entities responding to this RFP must submit responses via email to the attention of:

Greg Caffey, MBA, CEcD
Director of Planning & Development
City of Alton, Illinois
gcaffey@cityofaltonil.gov

Additional copies of this RFP may be downloaded at the City's website at
www.cityofaltonil.gov.

ATTACHMENTS

Exhibit A – Project Location Map

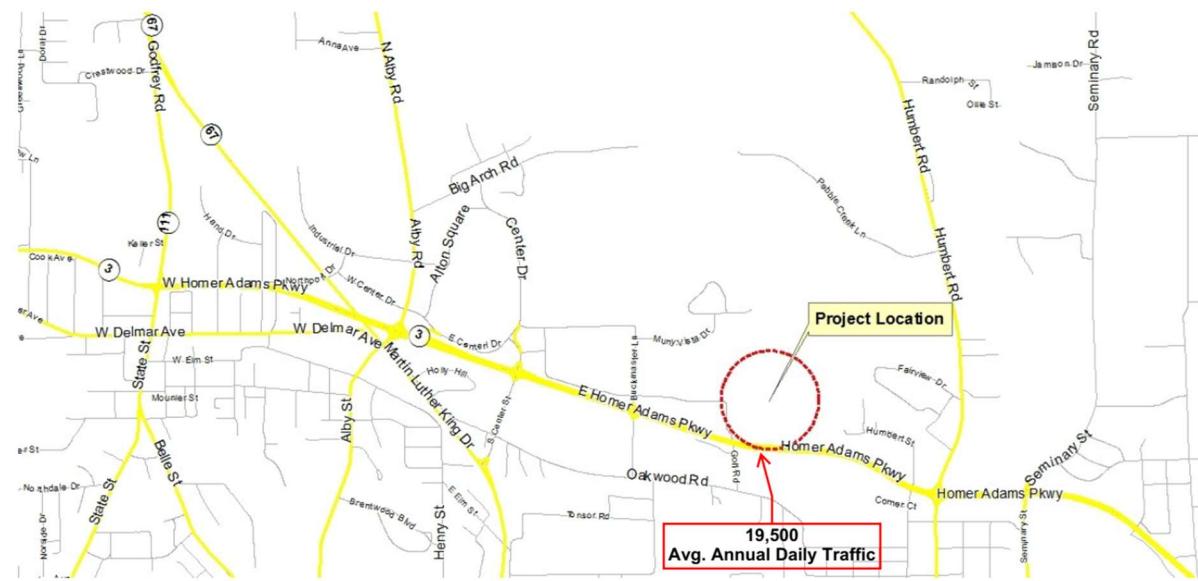
Exhibit B - Existing Site Utilities Map

Exhibit – Trade Area Profile

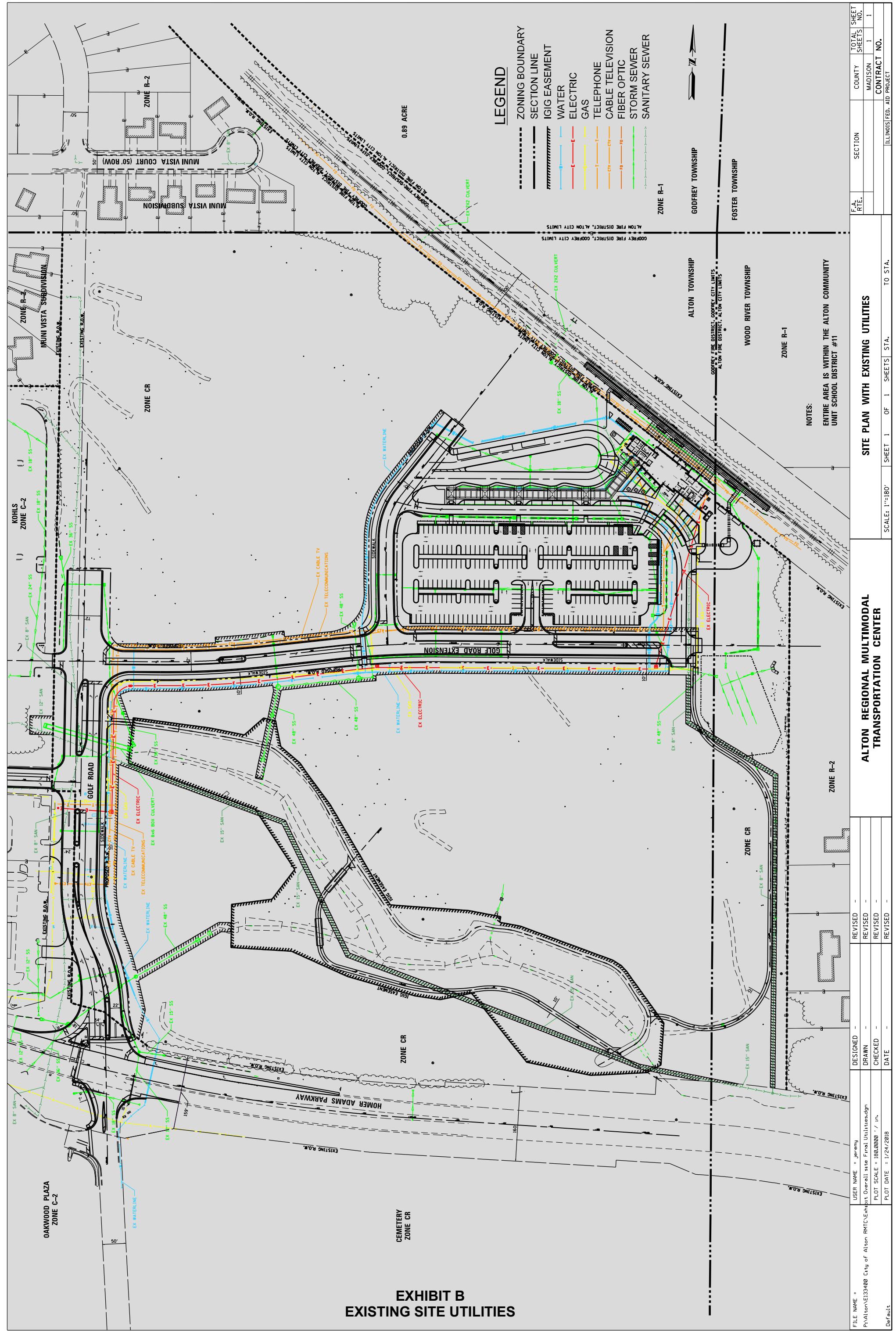
EXHIBIT A
PROJECT LOCATION MAP



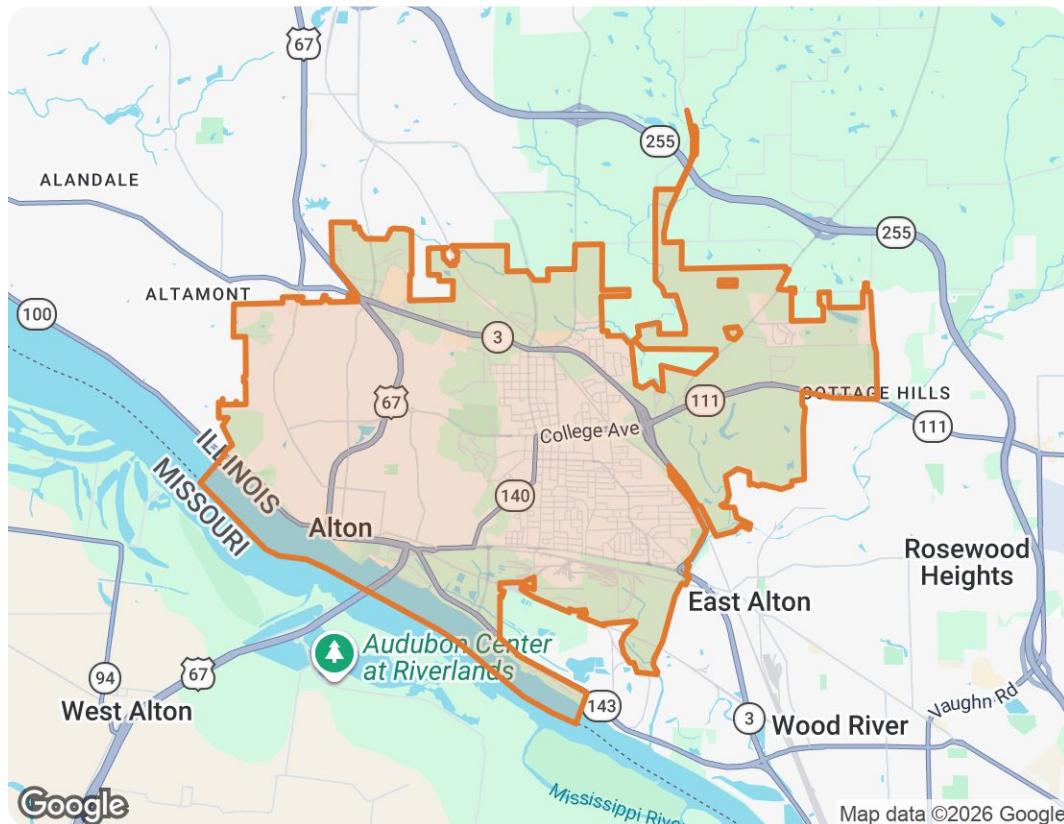
AVAILABLE ACREAGE



REFERENCE AREA



Alton, Illinois



Greg Caffey, MBA, CEcD

Director of Planning & Development

📞 Work (618) 463-3801

✉️ gcaffey@cityofaltonil.gov

Trade Area Summary

Attribute Summary for Alton, Illinois

Median Household Income

\$49,672

Source: 2024/2029 Income (Esri)

Median Age

39.6

Source: 2024/2029 Age: 5 Year Increments (Esri)

Total Population

24,966

Source: 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

Traditional Living

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



Hometown

Growing up and staying close to home; single householders

URBANIZATION - Where do people like this usually live?



Metro Cities

Affordable city life, including smaller metros, satellite cities

| Top Tapestry Segments | Traditional Living | Small Town Sincerity | Retirement Communities | Family Foundations | City Commons |
|-------------------------|---|--|--|--|--|
| % of Households | 4,718 (42.2%) | 1,543 (13.8%) | 908 (8.1%) | 849 (7.6%) | 785 (7.0%) |
| Lifestyle Group | Hometown | Hometown | Senior Styles | Hometown | Midtown Singles |
| Urbanization Group | Metro Cities | Semirural | Metro Cities | Urban Periphery | Metro Cities |
| Residence Type | Single Family | Single Family | Multi-Units; Single Family | Single Family | Multi-Unit Rentals; Single Family |
| Household Type | Married Couples | Singles | Singles | Singles | Single Parents |
| Average Household Size | 2.43 | 2.24 | 1.94 | 2.59 | 2.46 |
| Median Age | 36.7 | 41 | 51.8 | 40.3 | 31.5 |
| Diversity Index | 66.4 | 59.4 | 62.2 | 54.5 | 59.4 |
| Median Household Income | \$53,000 | \$44,000 | \$56,400 | \$55,800 | \$29,500 |
| Median Net Worth | \$92,400 | \$54,700 | \$109,500 | \$130,600 | \$12,100 |
| Median Home Value | \$130,100 | \$148,300 | \$300,500 | \$198,400 | \$133,300 |
| Homeownership | 59.3% | 52.5% | 49% | 64.6% | 25% |
| Employment | Services or Professional | Services or Professional | Professional or Mgmt/Bus/Financial | Services or Professional | Services or Professional |
| Education | High School Diploma | High School Diploma | High School Diploma | High School Diploma | High School Diploma |
| Preferred Activities | Enjoy outdoor activities and taking trips to the zoo. Fast-food devotees. | Community-oriented residents. Enjoy outdoor activities like hunting and fishing. | Enjoy hard-cover books, crosswords and Sudoku. Like to travel, including foreign to countries. | A strong focus is on religion and character. Go online for games, entertainment. | Shop primarily at warehouse clubs. Buy baby/children's products. |
| Financial | Carry credit card balances, have personal loans | Price-conscious consumers that shop accordingly | Frugal, pay close attention to finances | Many have no financial investments or retirement savings | Nearly 1/4 receive Social Security and public assistance |
| Media | TV is seen as the most trusted media | Rely on television or newspapers to stay informed | Prefer reading magazines over interacting with computers | Subscribe to premium cable TV | Magazines are popular sources of news/trends |
| Vehicle | Own 1-2 vehicles | Own, maintain domestic trucks, ATVs | One in five households has no vehicle | Drive 1-2 vehicles | Take public transportation |

Consumer Segment Details

About this segment

Traditional Living

Ranked

1stdominant segment
for this area

In this area

42.2%of households fall
into this segment

In the United States

1.9%of households fall
into this segment

Who Are They?

Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

Neighborhood

- Married couples are the dominant household type, but fewer than expected from the younger age profile and fewer with children; however, there are higher proportions of single-parent and single-person households.
- Average household size is slightly lower at 2.51.
- Homes are primarily single family or duplexes in older neighborhoods, built before 1940.
- Most neighborhoods are located in lower-density urban clusters of metro areas throughout the Midwest and South.
- Average commuting time to work is very short.
- Households have one or two vehicles.

Socioeconomic Traits

- Over 70% have completed high school or some college.
- Labor force participation is a bit higher than the national rate at 63.4%.
- Almost three quarters of households derive income from wages and salaries, augmented by Supplemental Security Income and public assistance. Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high.
- Connected and comfortable with the Internet, more likely to participate in online gaming or posting pics on social media.
- TV is seen as the most trusted media.

Market Profile

- Shop for groceries at discount stores such as Walmart supercenters.
- Convenience stores are commonly used for fuel or picking up incidentals.
- Tend to carry credit card balances, have personal loans, and pay bills in person.
- Half of households have abandoned landlines for cell phones only.
- Favorite TV channels include Freedom, CMT, and Game Show Network.
- Fast-food devotees.
- Enjoy outdoor activities such as fishing and taking trips to the zoo.

Consumer Segment Details

About this segment

Small Town Sincerity

Ranked

2nd

dominant segment
for this area

In this area

13.8%

of households fall
into this segment

In the United States

1.8%

of households fall
into this segment

Who Are They?

Small Town Sincerity includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple—paying bills in person and avoiding debt.

Neighborhood

- Reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes.
- Half of all homes are owner-occupied. Median home value of \$92,300 is about half the US median.
- Average rent is \$639.
- This is an older market, with half of the householders aged 55 years or older, and predominantly single-person households

Socioeconomic Traits

- Education: 67% with high school diploma or some college.
- Labor force participation lower at 52%, which could result from lack of jobs or retirement.
- Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income.
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-oriented residents; more conservative than middle-of-the-road.
- Rely on television or newspapers to stay informed.

Market Profile

- Small Town Simplicity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens.
- Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV.
- A large senior population visit doctors and health practitioners regularly.
- However, a largely single population favors convenience over cooking, frozen meals and fast food.
- Home improvement is not a priority, but vehicle maintenance is.

Consumer Segment Details

About this segment

Retirement Communities

Ranked

3rddominant segment
for this area

In this area

8.1%of households fall
into this segment

In the United States

1.2%of households fall
into this segment

Who Are They?

Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities. Over half of the housing units are in multiunit structures, and the majority of residents have a lease. This group enjoys watching cable TV and stays up-to-date with newspapers and magazines. Residents take pride in fiscal responsibility and keep a close eye on their finances. Although income and net worth are below national averages, residents enjoy going to the movies, fishing, and taking vacations. While some residents enjoy cooking, many would rather dine out.

Neighborhood

- Much of the housing was built in the 1970s and 1980, a mix of single-family homes and large multiunit structures that function at various levels of senior care.
- Small household size; many residents have outlived their partners and live alone.
- Over half of the homes are renter occupied.
- Average rent is slightly below the US average.
- Nearly one in five households has no vehicle.

Socioeconomic Traits

- Brand loyal, this segment will spend a little more for their favorite brands, but most likely they will have a coupon.
- Frugal, they pay close attention to finances.
- They prefer reading magazines over interacting with computers.
- They are health conscious and prefer name brand drugs.

Market Profile

- Enjoy hard-cover books, book clubs, crossword puzzles, and Sudoku.
- Contribute to political organizations and other groups.
- Entertainment preferences: playing cards and reading books.
- Prefer watching cable TV, including premium channels like HBO and Cinemax.
- Like to travel, including visits to foreign countries.
- Shop at diverse, large retail chains like Sears, Family Dollar, Target, and Walmart for convenience.

Consumer Segment Details

About this segment

Family Foundations

Ranked

4thdominant segment
for this area

In this area

7.6%of households fall
into this segment

In the United States

1.0%of households fall
into this segment

Who Are They?

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health-care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children as well as on smartphones.

Neighborhood

- Family Foundations residents are a mix of married couples, single parents, grandparents, and children, young and adult.
- Average household size is slightly higher at 2.71.
- Neighborhoods are found in principal cities of major metropolitan areas throughout the South and West.
- More than two-thirds are homeowners living in single family houses built before 1970.
- Nearly three-fourths of all households have one or two vehicles at their disposal; average commute time is slightly higher.

Socioeconomic Traits

- More than half have either attended college or obtained a degree; one-third have only finished high school.
- Labor force participation rate is slightly lower at 58% as workers begin to retire.
- Over one-third of households currently receive Social Security benefits; just under a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance are important.

Market Profile

- Baby and children's products are the primary purchases made by Family Foundations residents.
- Shop at discount stores, such as Marshalls, Kmart, dollar stores, and take advantage of savings at Sam's Club.
- Many have no financial investments or retirement savings.
- Magazines, particularly focusing on health and children, are popular.
- Enjoy listening to urban format radio.
- Favorite entertainment sources include television: subscribe to premium cable channels and own 3–4 TVs.
- Connected, using the Internet primarily for entertainment, chat rooms, and online gaming.

Consumer Segment Details

About this segment

City Commons

Ranked

5thdominant segment
for this area

In this area

7.0%of households fall
into this segment

In the United States

0.9%of households fall
into this segment

Who Are They?

This segment is one of Tapestry's youngest markets. It is primarily composed of single-parent and single-person households living within large metro cities located primarily in the eastern half of the US. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school. These residents strive for the best for themselves and their children. Most occupations are within office and administrative support.

Neighborhood

- Single parents, primarily female, and singles head these young households.
- Average household size is slightly higher than the US at 2.67.
- City Commons are found in large metropolitan cities, where most residents rent apartments in midrise buildings.
- Neighborhoods are older, built before 1960.
- Typical of the city, many households own either one vehicle or none, and use public transportation or taxis.

Socioeconomic Traits

- Although some have college degrees, nearly a quarter have not graduated from high school.
- Labor force participation is low at 53%.
- Most households receive income from wages or salaries, with nearly one in four that receive contributions from Social Security and public assistance.
- Consumers endeavor to keep up with the latest fashion trends.
- Many families prefer the convenience of fast-food restaurants to cooking at home.

Market Profile

- Baby and children's products, like food and clothing, are the primary purchases.
- Shop primarily at warehouse clubs like Sam's Club, Wal-Mart Super Centers, and discount department stores such as Old Navy and Burlington.
- While most residents obtain privately issued medical insurance plans, some are covered by Federal programs like Medicaid.
- Subscribe to cable TV; children-oriented programs are popular, as are game shows and movie channels.
- Magazines are extremely popular sources of news and the latest trends, including baby, bridal, and parenthood types of magazines.
- Enjoy listening to urban radio.

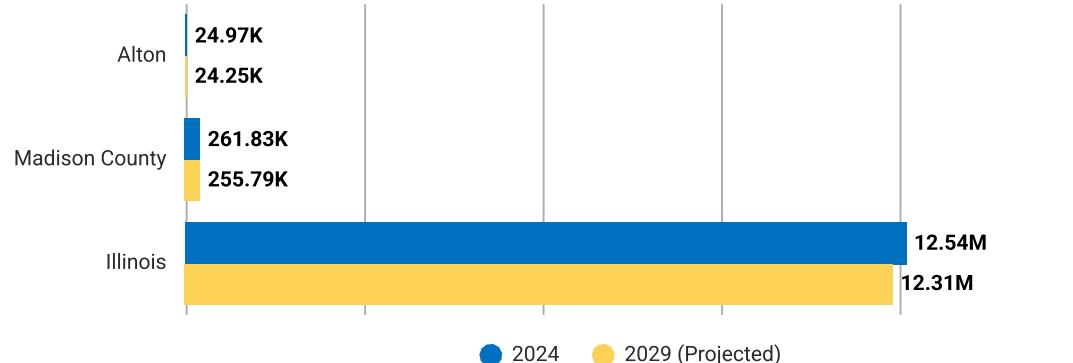
Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

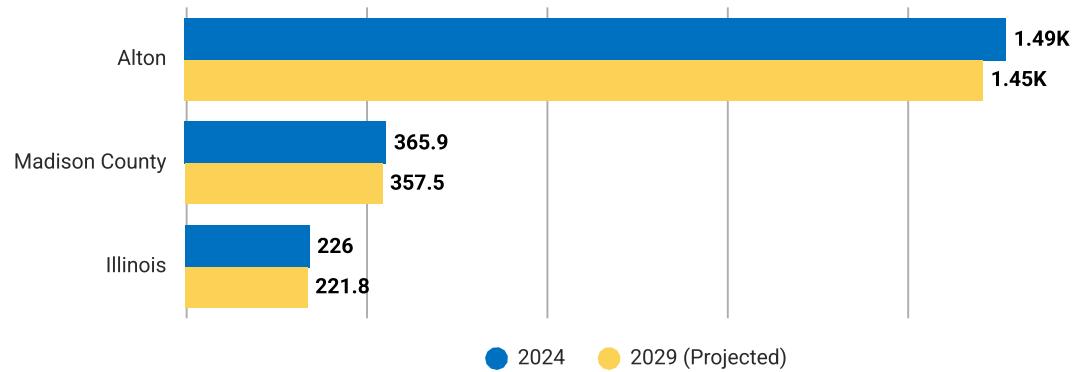
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Alton, Illinois

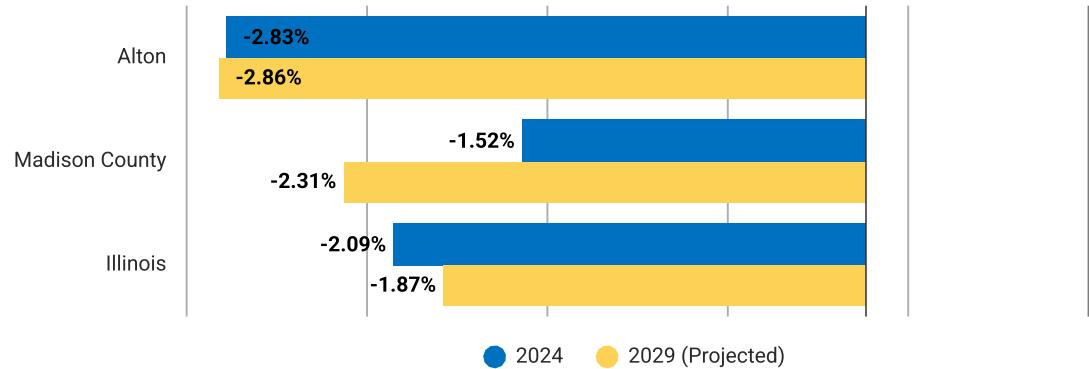
Daytime Population Density

This chart shows the number of people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



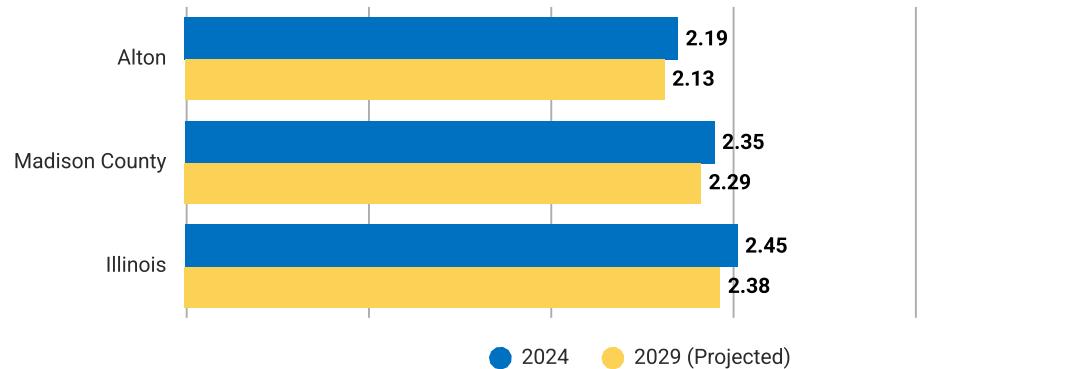
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



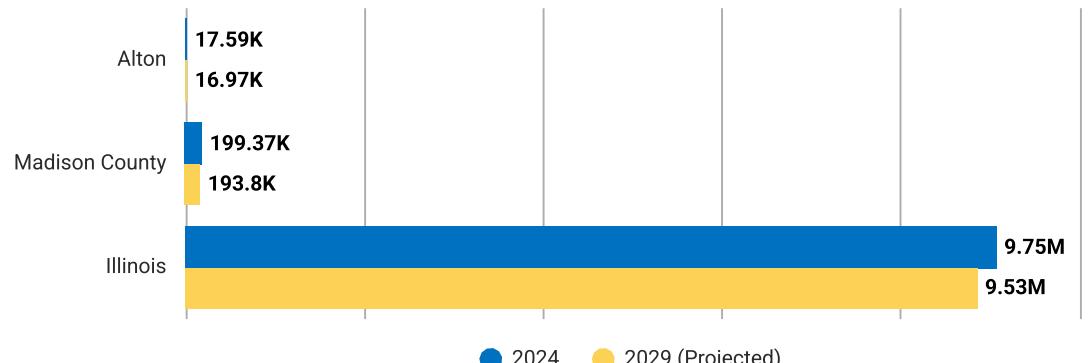
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



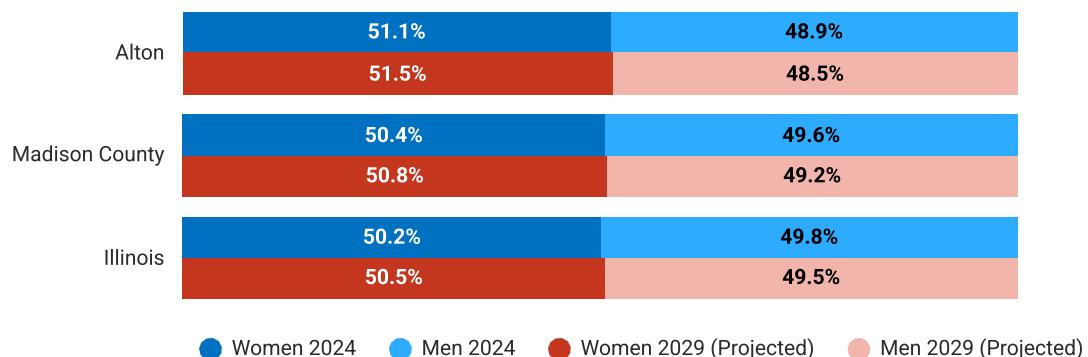
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



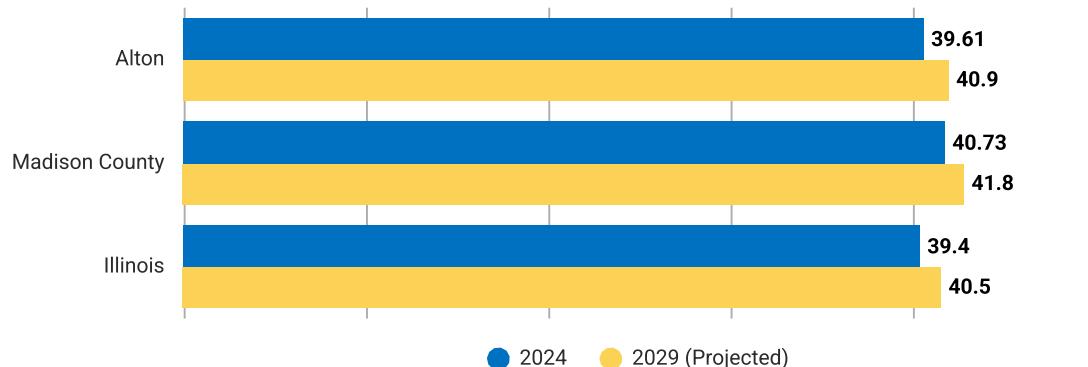
Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

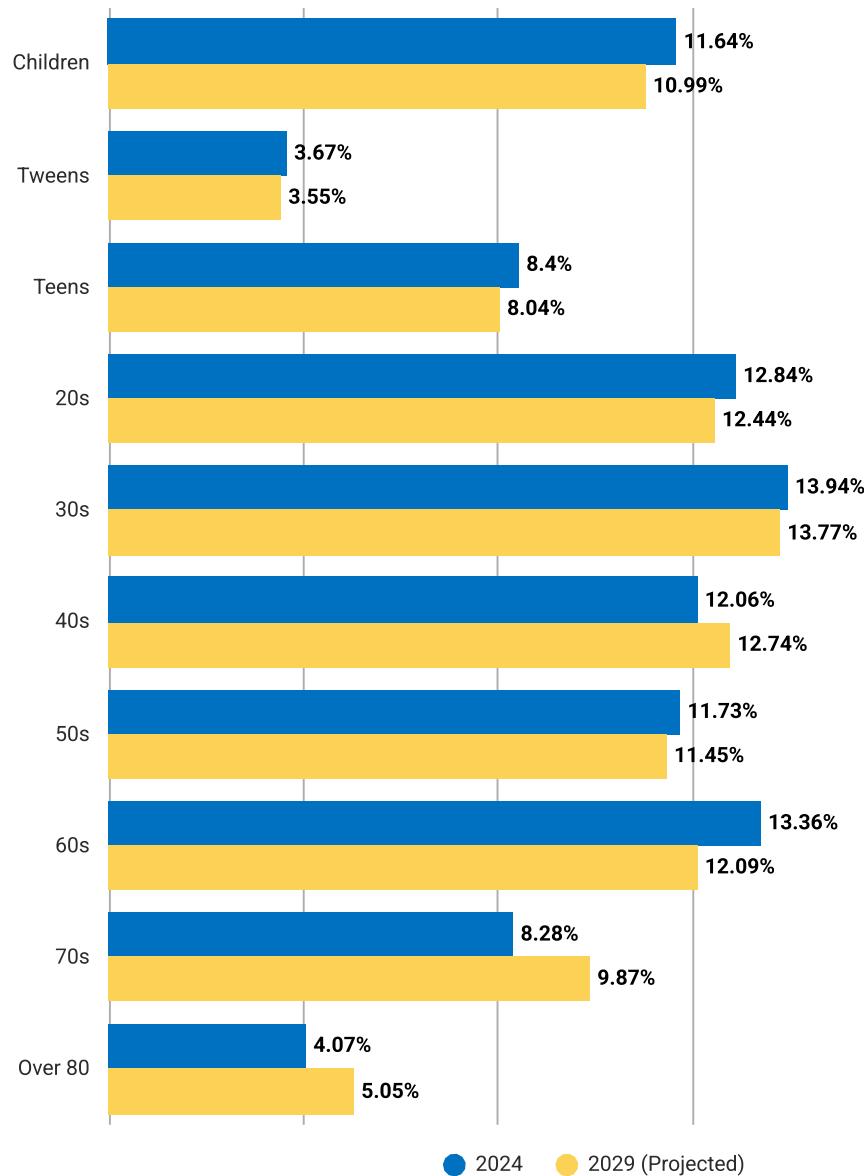
Median Age

This chart shows the median age in an area, compared with other geographies.



Population by Age

This chart breaks down the population of an area by age group.



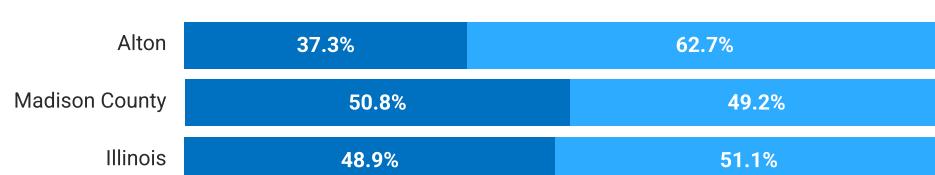
Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Alton, Illinois

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



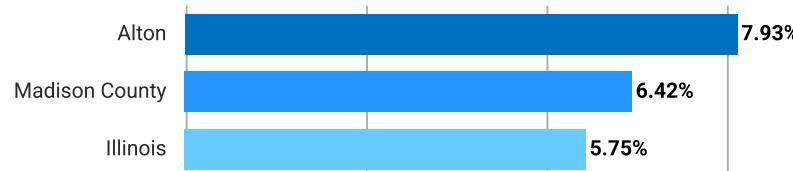
Married

This chart shows the number of people in an area who are married, compared with other geographies.



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



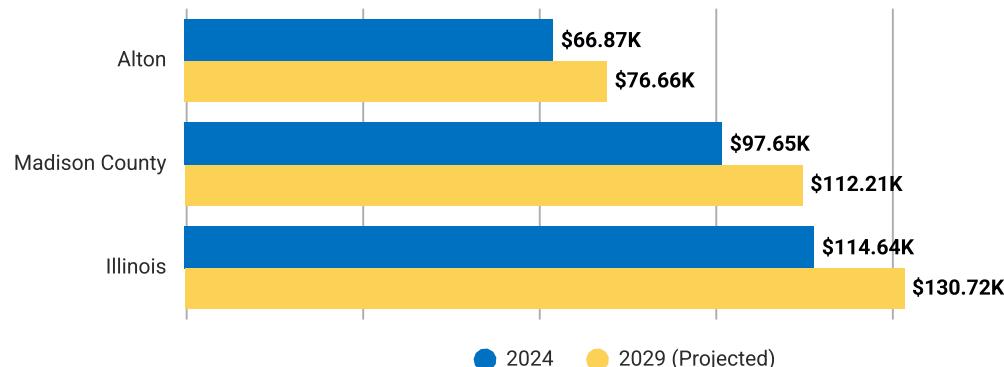
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

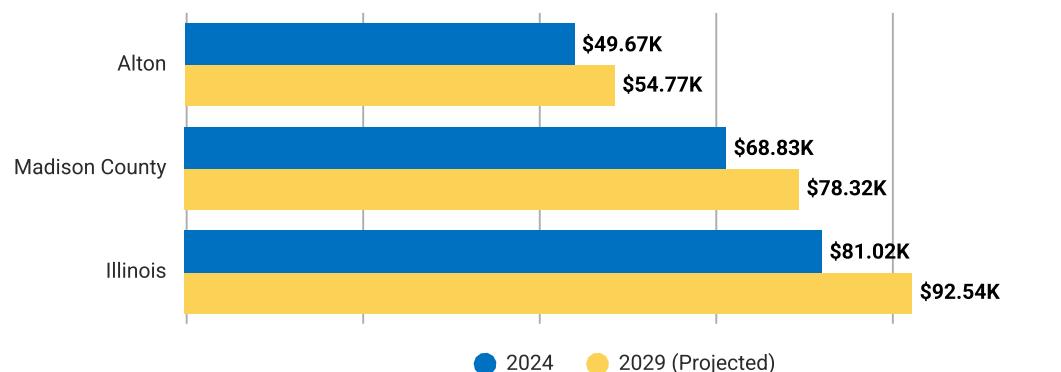
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



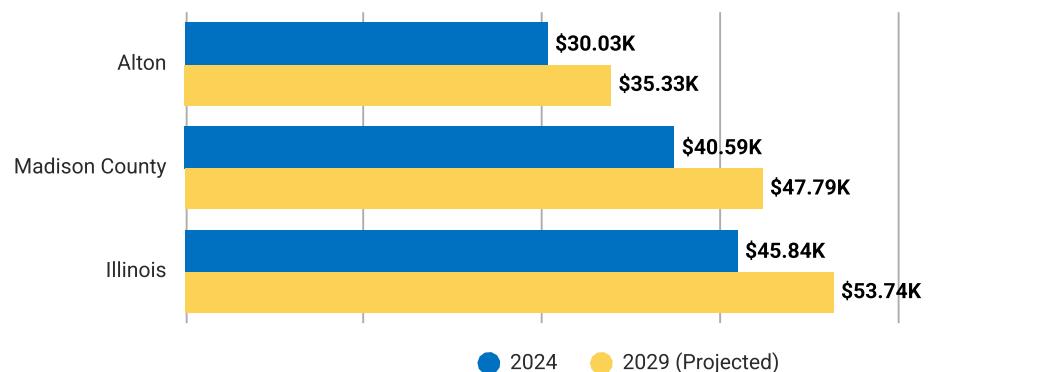
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



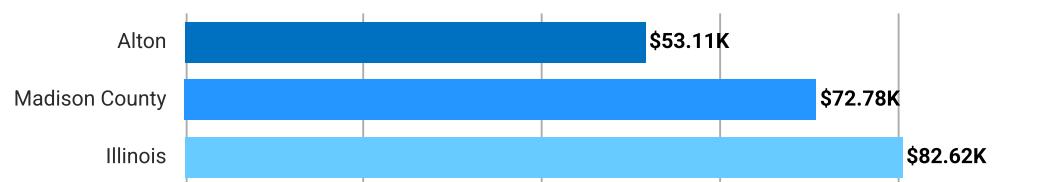
Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



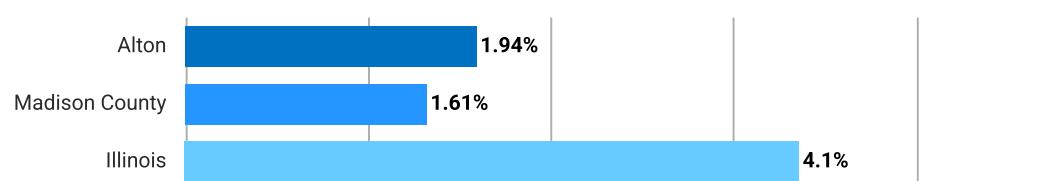
Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



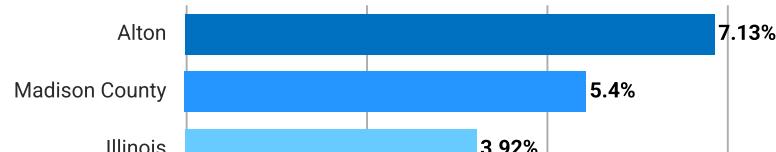
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



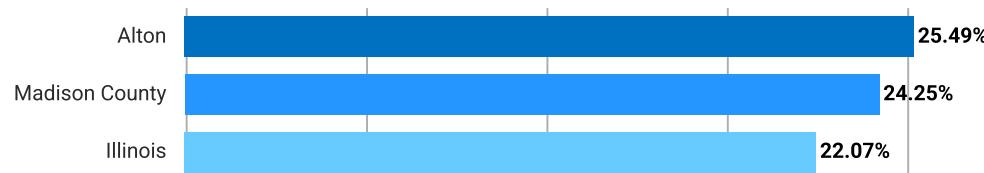
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



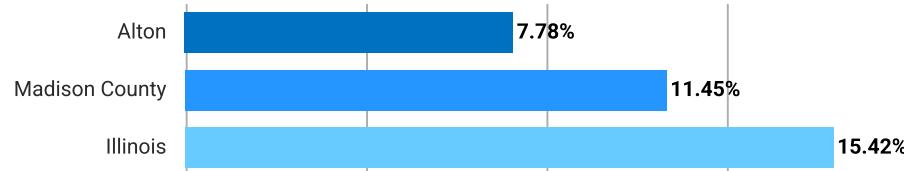
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

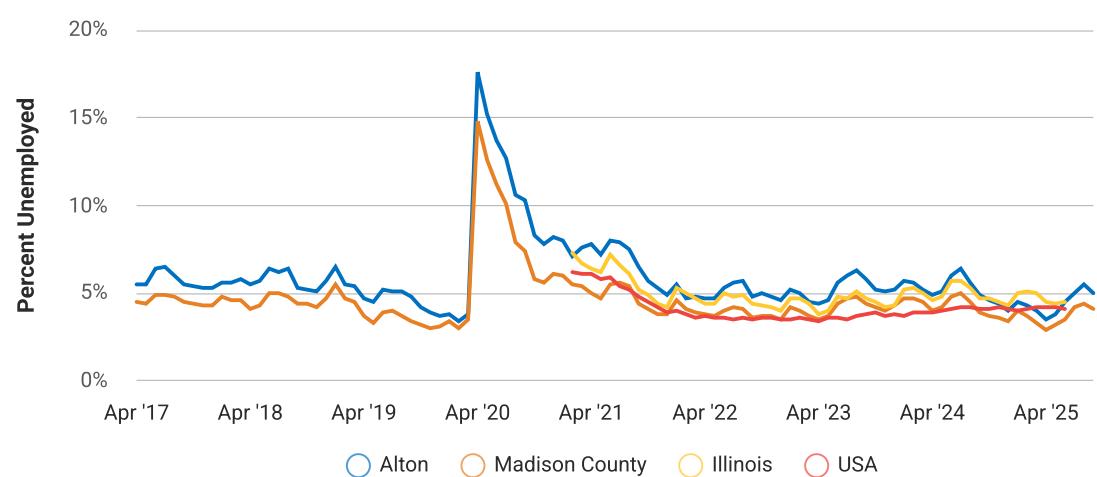


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

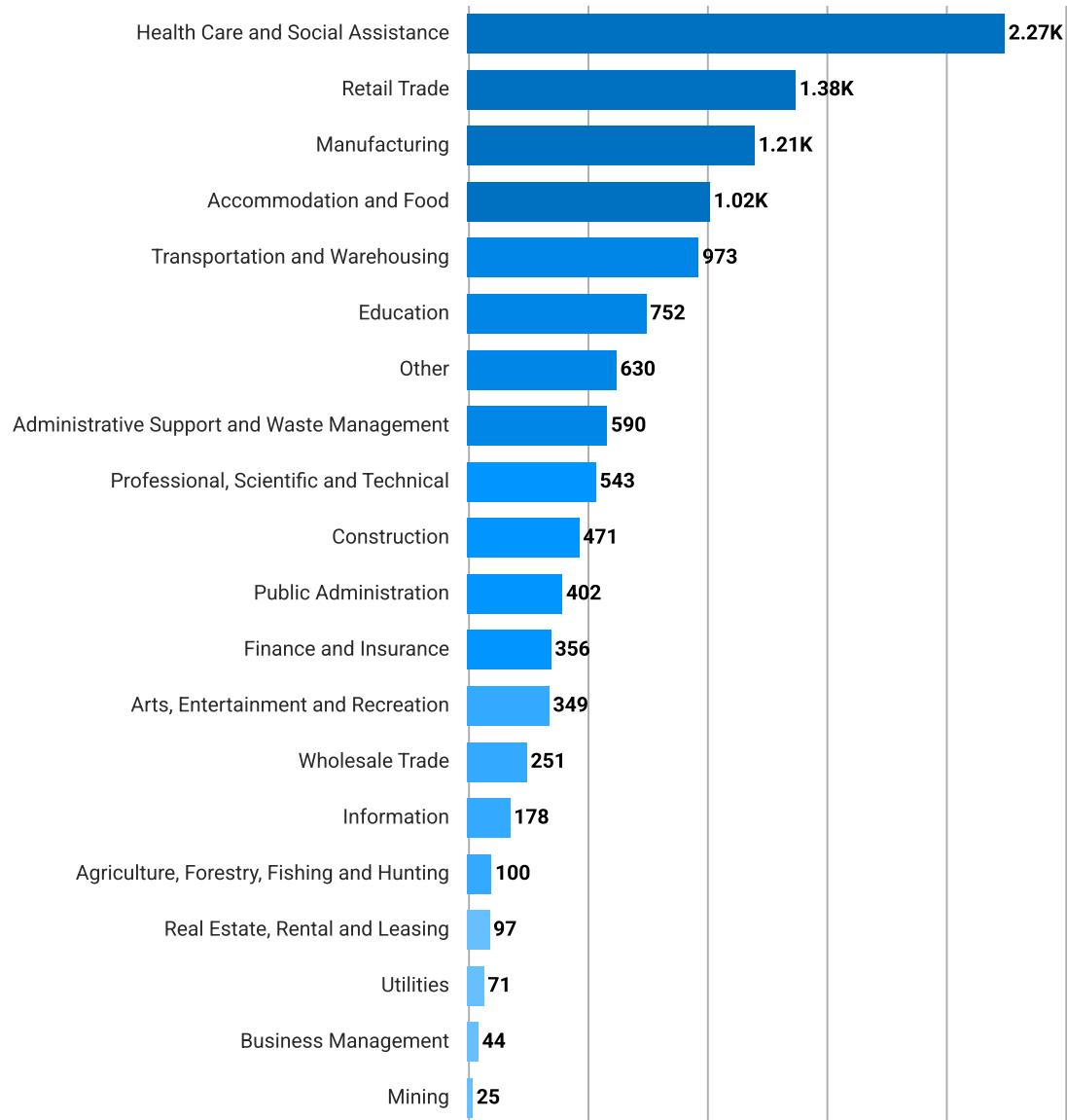


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



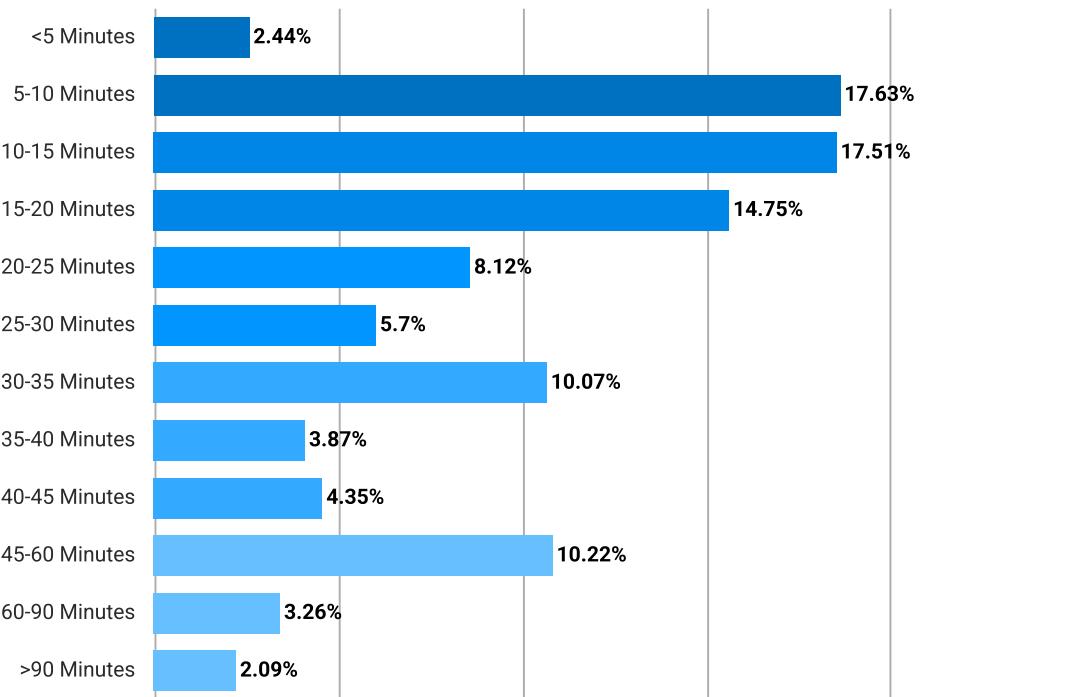
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

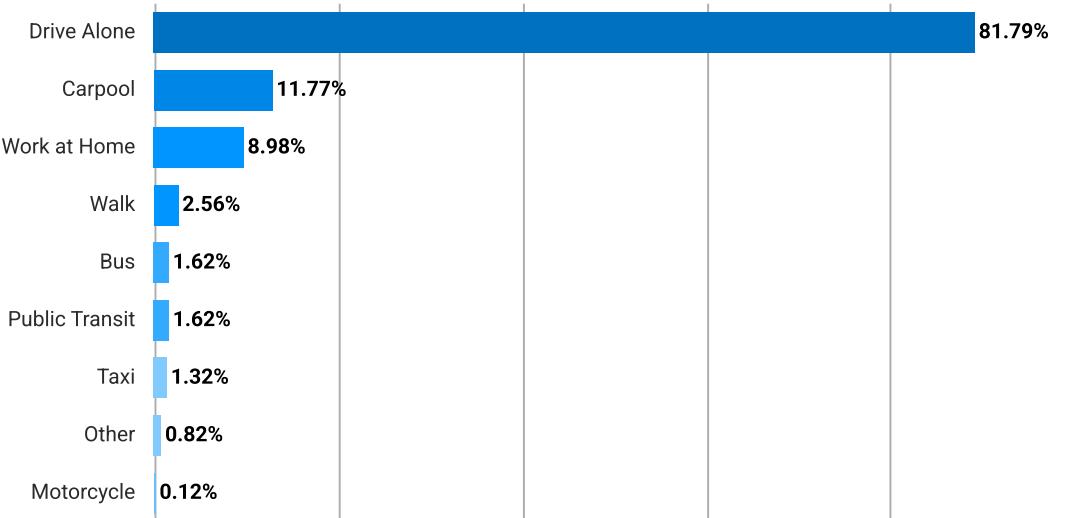


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

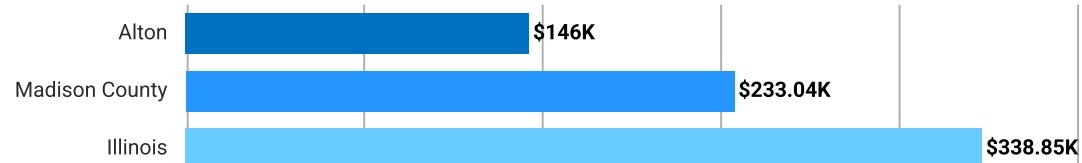


Alton, Illinois

Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

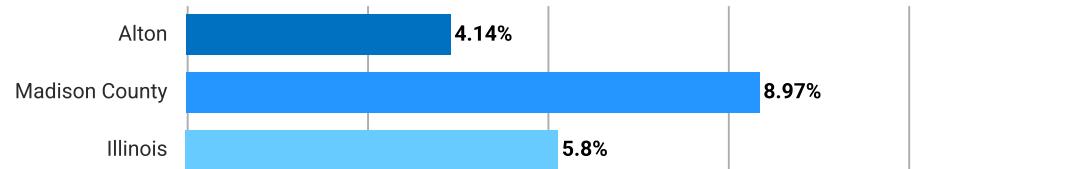


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

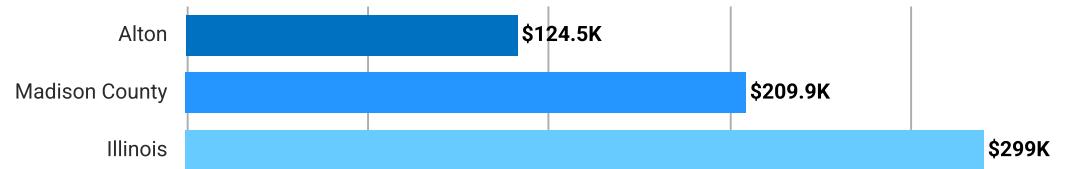


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

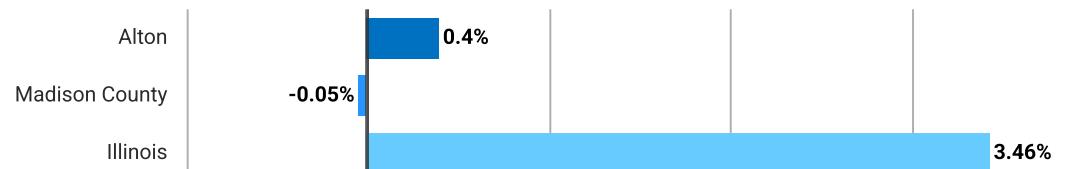
Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.



12 mo. Change in Median Listing Price

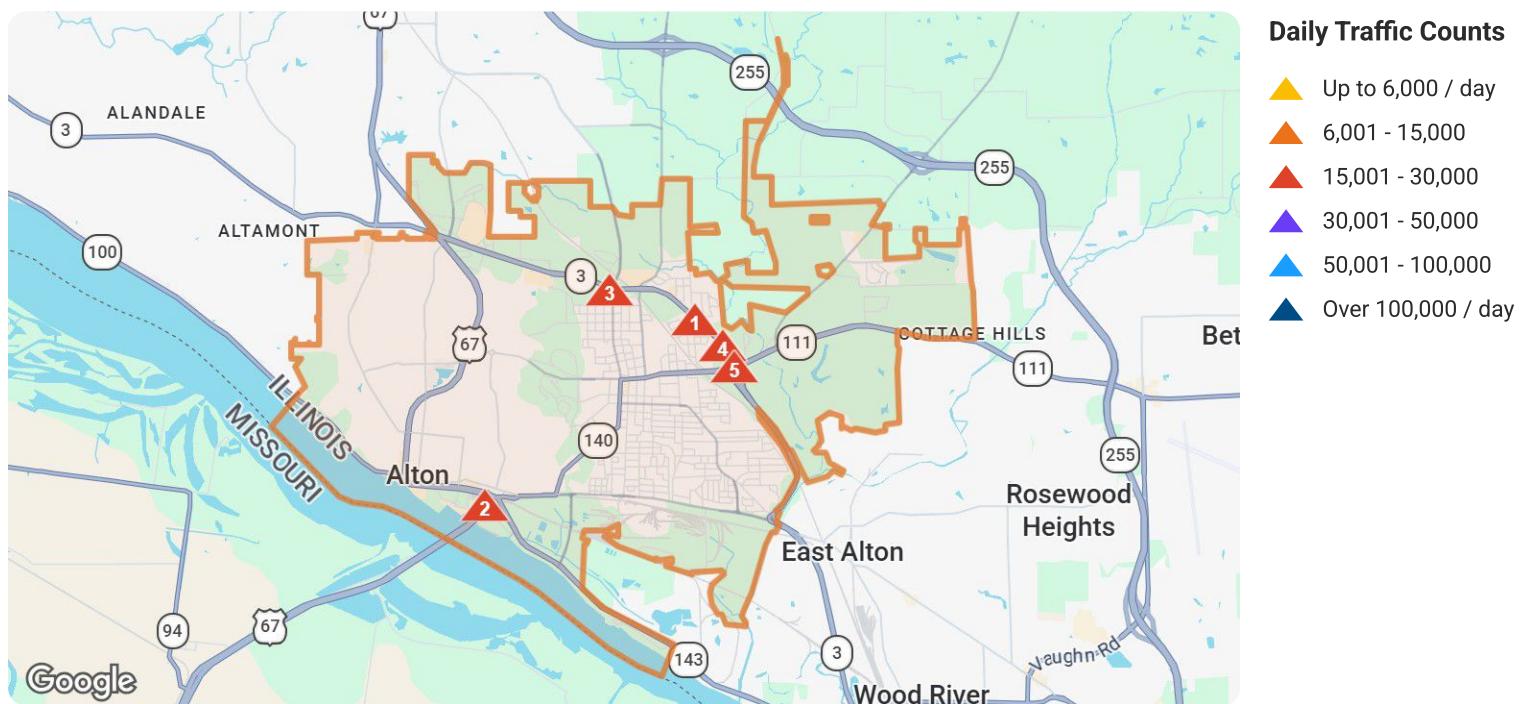
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.



Source: Listing data

Update Frequency: Monthly

Traffic Counts



Traffic Counts by Highest Traffic Count

1 29,687

Homer M Adams Pkwy

2025 Est. daily traffic counts

Cross: Bloomer Dr

Cross Dir: NW

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2005 ▲ 27,700 ADT

2 26,730

US Hwy 67

2025 Est. daily traffic counts

Cross: E Front St

Cross Dir: N

Distance: 0.06 miles

Historical counts

Year ▲ Count Type

2011 ▲ 27,800 AADT

2009 ▲ 26,600 AADT

2005 ▲ 25,100 AADT

2001 ▲ 26,600 AADT

3 26,053

Homer M Adams Pkwy

2025 Est. daily traffic counts

Cross: Washington Ave

Cross Dir: E

Distance: 0.04 miles

Historical counts

Year ▲ Count Type

2011 ▲ 25,400 AADT

2009 ▲ 26,200 AADT

2005 ▲ 26,500 AADT

2001 ▲ 28,800 AADT

1995 ▲ 29,500 AADT

4 25,400

Homer M Adams Pkwy

2025 Est. daily traffic counts

Cross: College Ave

Cross Dir: SE

Distance: 0.24 miles

Historical counts

Year ▲ Count Type

2005 ▲ 23,700 ADT

5 25,400

Homer M Adams Pkwy

2025 Est. daily traffic counts

Cross: College Ave

Cross Dir: S

Distance: 0.02 miles

Historical counts

Year ▲ Count Type

2005 ▲ 23,700 ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

My Photos



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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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