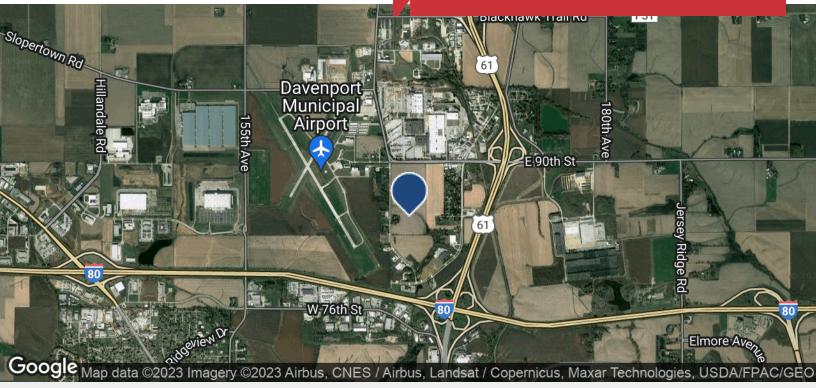


## For Sale Transitional/Developmental Land

75.26 Acres



# 20619 165th Avenue

Davenport, Iowa 52804

#### **Property Features**

- Transition land with great development potential
- Close proximity to Interstate 80 and Davenport Airport, which makes this parcel ideal for industrial development
- Utilities to site
- Sub divisible
- Adjacent to M-1 and M-2 zonings
- Call I A for more details

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	935	20,747	83,538
Total Households:	360	8,552	34,086
Average HH Income:	\$65,826.00	\$68,249.00	\$63,267.00

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



### Sale Price: \$2,250,274

ANNUAL TAXES:	\$3,528.00 (2015)	
ZONING:	Ag/Industrial	
PARCEL ID:	933521001/933505001	
MLS ID:	7035675	

#### For more information: **Pete Stopulos**

563.355.4000 • pstopulos@ruhlcommercial.com

NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

#### ruhlcommercial.com