



4100 Middle Road

Bettendorf, Iowa 52722

Sale Price: \$4,950,000

Property Features

- 16.5 acres of prime development land in high growth area
- Excellent opportunity for many commercial uses
- Approximately 1,700 feet of Middle Road frontage, excellent visibility and access
- Excellent proximity to I-80
- Area businesses include Lindquist Ford, Hy-Vee, Starbucks, Burger King, Taco Bell, Arby's, Duck Creek Tire & Service, Vibrant Credit Union, and The Red Apple Child Care Center and Preschool



TAXES (2010):	\$338.00
PARCEL #	841433005
ZONING:	C-2
MLS #:	7033474

For more information:

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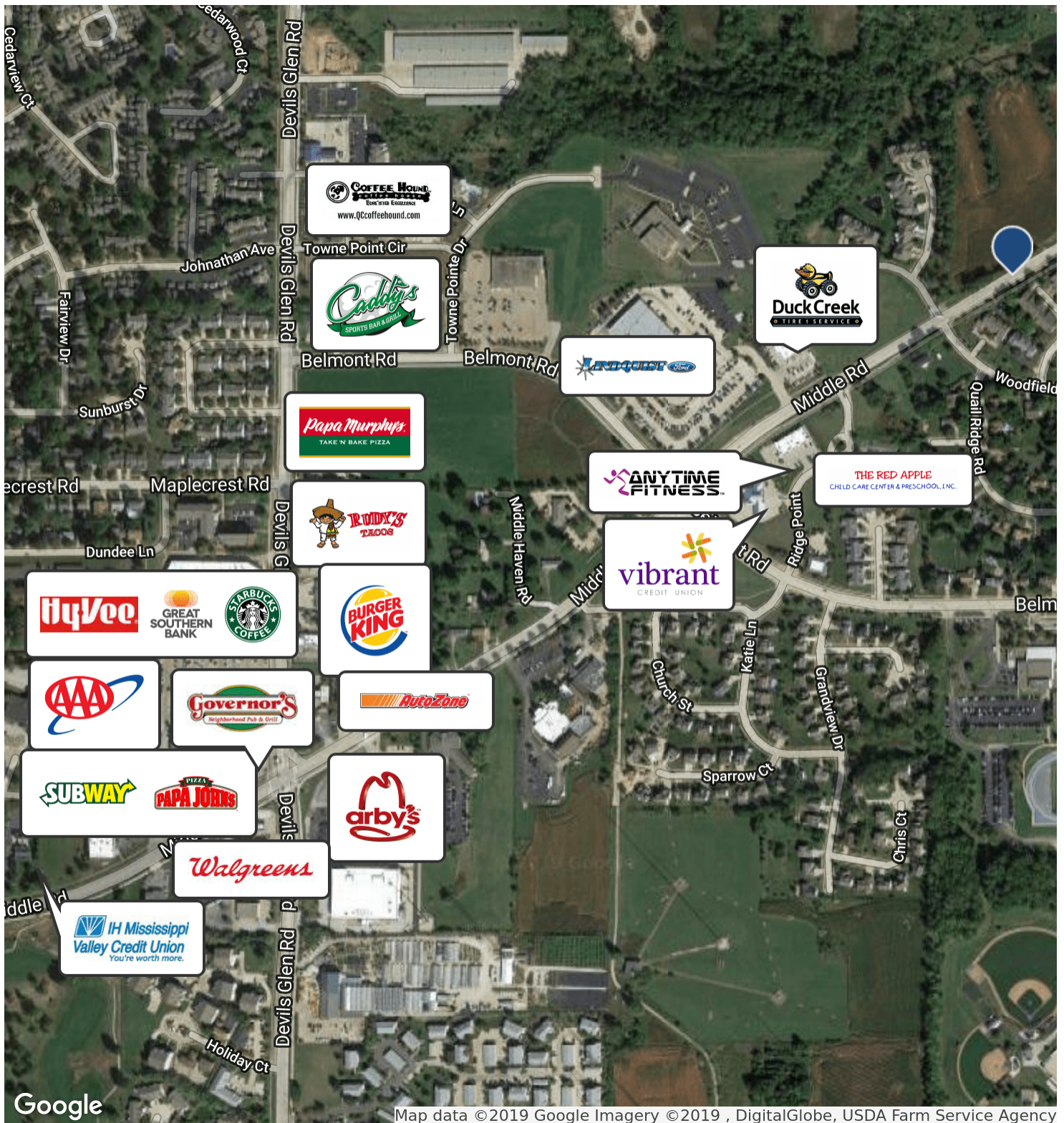
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For Sale

Highly Visible Development Land

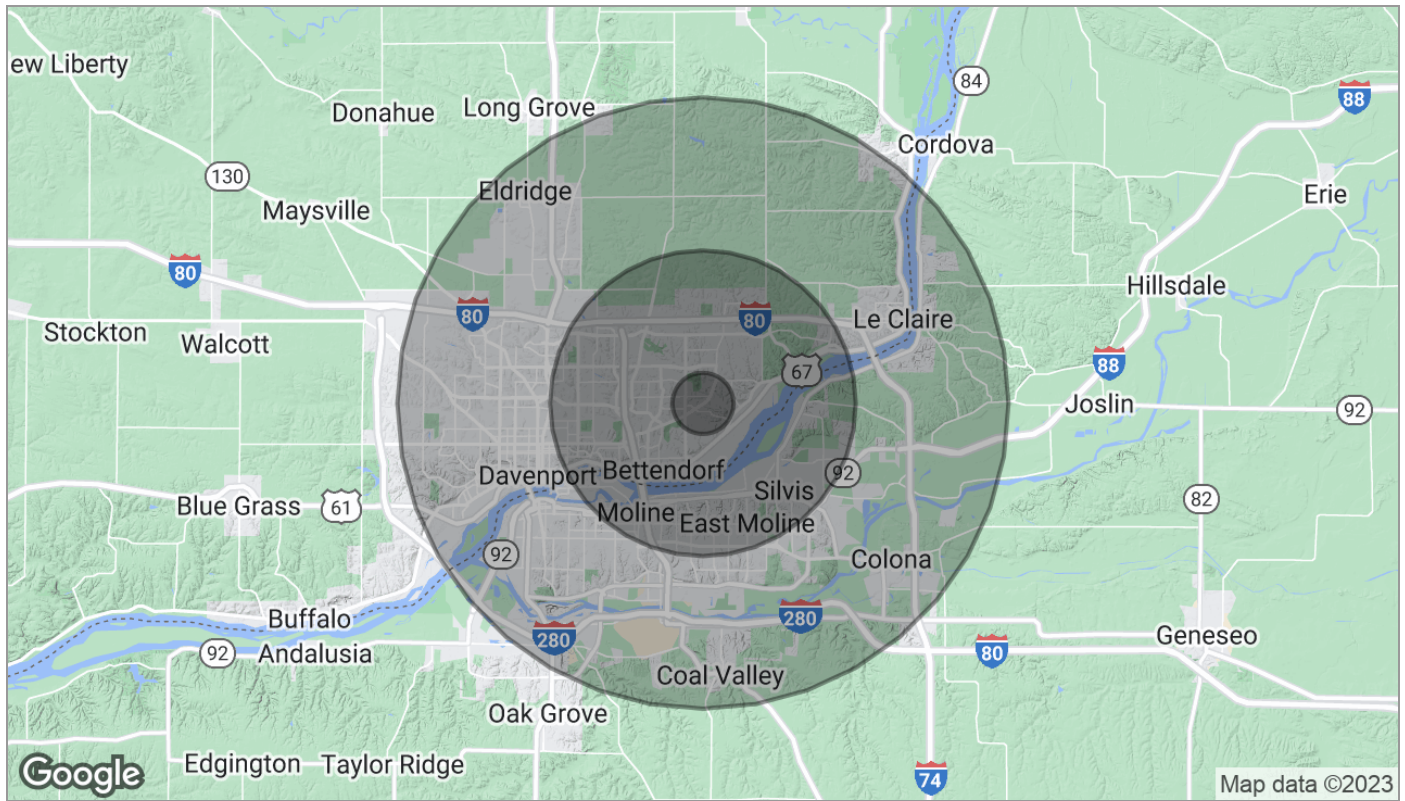
16.5 Acres



For Sale

Highly Visible Development Land

16.5 Acres



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,296	108,971	318,088
MEDIAN AGE	40.0	39.2	38.1
MEDIAN AGE (MALE)	38.9	37.4	36.7
MEDIAN AGE (FEMALE)	42.0	41.0	39.3
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,324	45,502	131,248
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$99,913	\$73,233	\$63,045
AVERAGE HOUSE VALUE	\$281,074	\$221,777	\$171,107



* Demographic data derived from 2020 ACS - US Census