

For Sale

Industrial Land

43.3 Acres



0 West Slopertown Road

Eldridge, Iowa 52748

Sale Price: \$1,226,562

Property Features

- 43.32 (mol) acre site
- I-2 "heavy" industrial zoning
- Quick access to Highway 61 and I-80
- Water to SE corner of site
- Sewer close in proximity
- Gas/electric (Mid American Energy Co.) in close proximity
- Rail line at North side of property
- Rail spur possible
- Just North of Davenport Municipal Airport
- Building height restrictions may apply
- Level site



ANNUAL TAXES:	\$1,284.00 (2016)
ZONING:	I-2
PARCEL ID:	932617005 & 932601004
MLS ID:	7036396

For more information:

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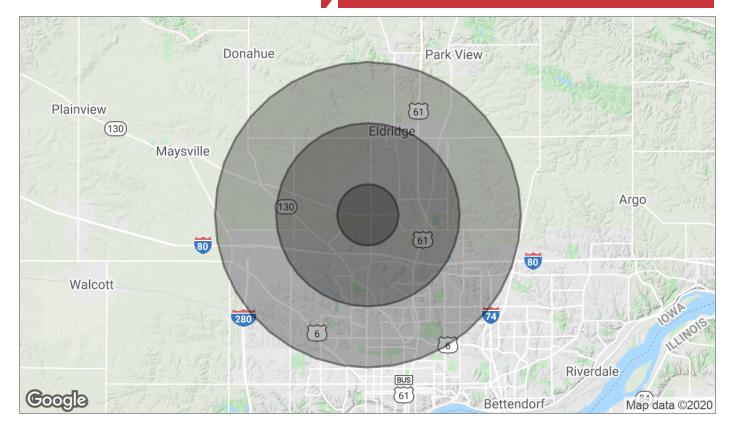
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NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	641	14,504	54,851	
MEDIAN AGE	35.9	35.6	36.2	
MEDIAN AGE (MALE)	34.5	34.7	35.1	
MEDIAN AGE (FEMALE)	36.3	36.1	37.3	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	237	5,553	22,213	
# OF PERSONS PER HH	2.7	2.6	2.5	
AVERAGE HH INCOME	\$80,363	\$67,632	\$63,416	

^{*} Demographic data derived from 2010 US Censu: