



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:

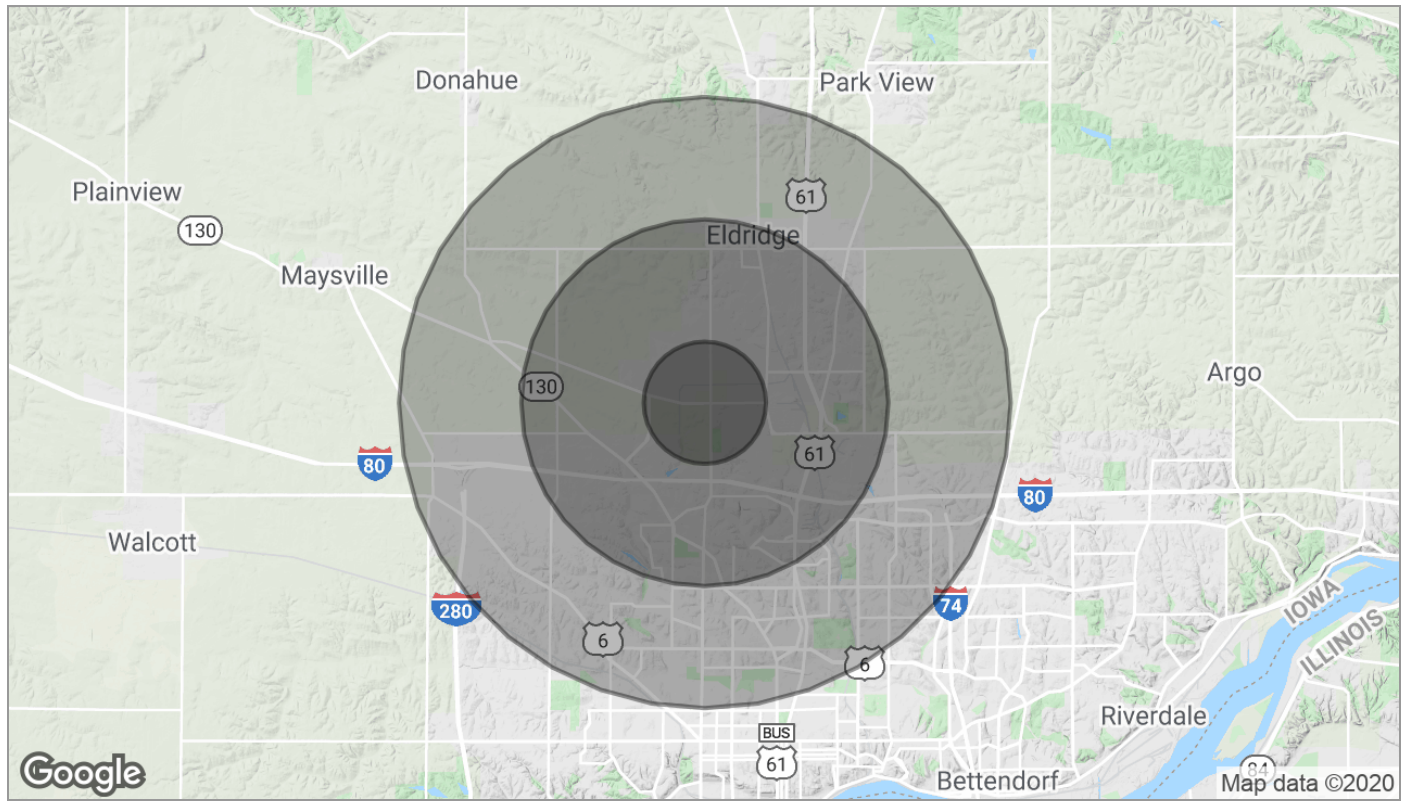
Richard J. Schaefer

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For Sale

Industrial Land

43.3 Acres



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 |
| AVERAGE HOUSE VALUE | \$224,565 | \$171,237 | \$155,761 |

** Demographic data derived from 2010 US Census*

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