

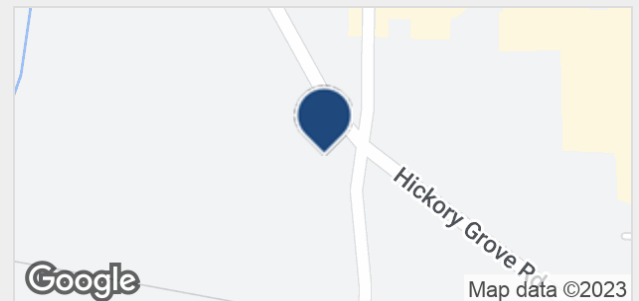
# 3702 Hickory Grove Road

Davenport, Iowa 52806

**Sale Price: \$2,558,730**

## Property Features

- 89.78 Acres (MOL) of Development Land within Davenport
- Will subdivide
- City utilities to site
- Easy access to I-80 / I-280
- M-1 zoning in place
- Site in path of growth
- Rail access on south boundary of property



SALE PRICE:	\$2,558,730 (\$28,500/acre)
LOT SIZE:	89.78 Acres
ANNUAL TAXES:	\$2,108 (2015)
PARCEL ID:	T1755-01C, T1739-05A, T1737-02, T1753-06B
TRAFFIC COUNT:	10,000 VPD (N. Fairmount)

For more information:

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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	4,423	50,395	108,037
Total Households:	1,740	20,408	43,571
Average HH Income:	\$53,505	\$53,552	\$48,932

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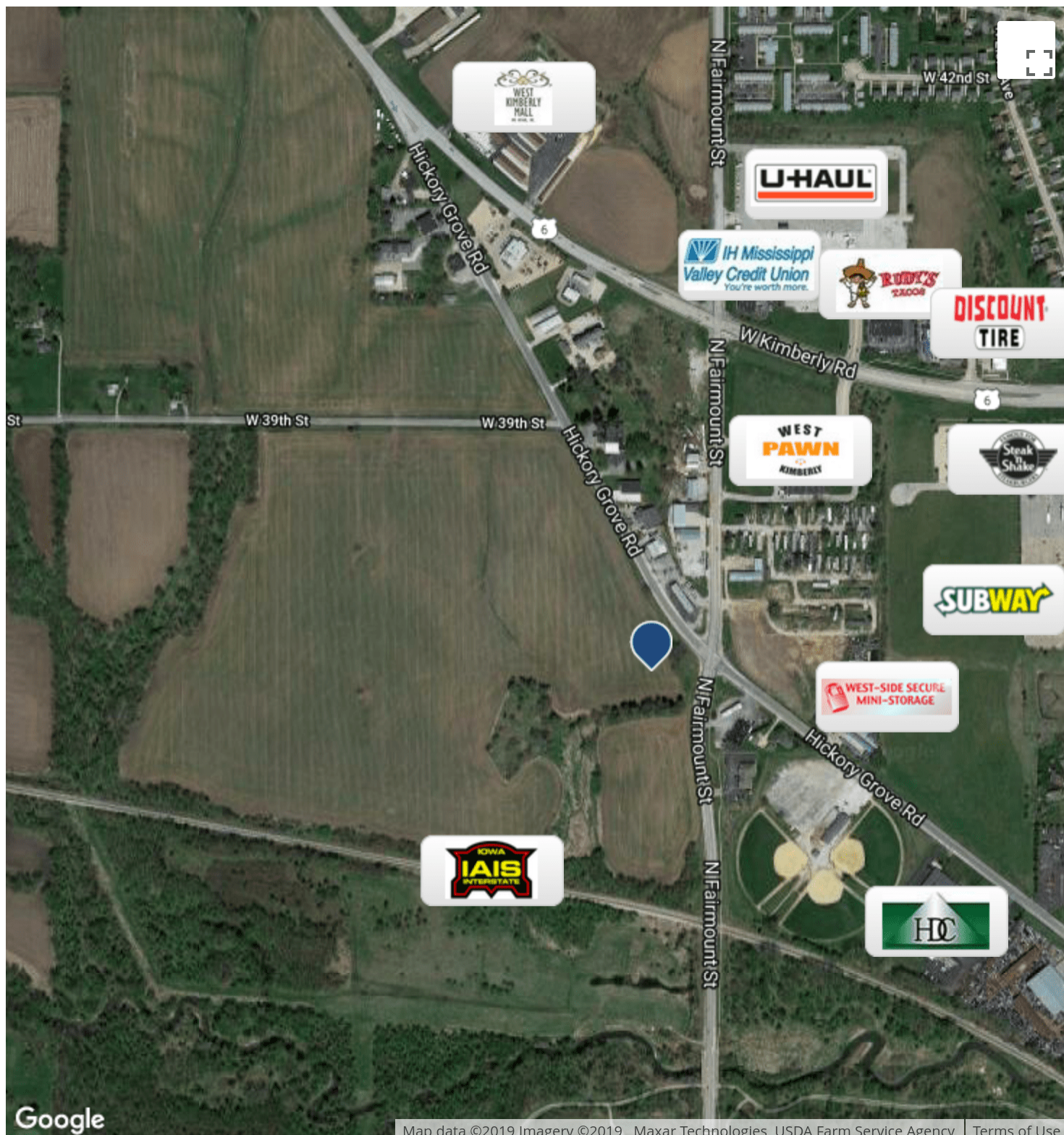
NAI Ruhl Commercial Company  
5111 Utica Ridge Rd, Davenport, IA 52807  
563 355 4000  
[ruhlcommercial.com](http://ruhlcommercial.com)



For Sale

# Development Land

89.78 Acres



Google

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