

For Sale

## Land/Farm

114.49 Acres

### 3220 1st Street

Eldridge, Iowa 52748

**Sale Price: \$4,407,865**

#### Property Features

- Zoned heavy industrial (C-1)
- 114.49 of usable acres
- Rail served
- Located one mile from Interstate 80
- Sewer available to the south in Lancer Industrial Park; newer sewer upgrades are in process
- Near Sterilite and Kraft projects

#### Proximity to Nearby Cities

<u>CITY</u>	<u>DISTANCE</u>
Davenport, IA	11 Miles
Bettendorf, IA	12 Miles
Moline, IL	15 Miles
Rock Island, IL	26 Miles

For more information:

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The Alfred Arp LLC farm is managed by Dennis Downing. The property is zoned heavy industrial in the City of Eldridge and has city sewer and water available to the south in Lancer Industrial Park. A new sewer update is in process. The survey by Hinkle shows usable acres of 114.49 (asking \$38,500 per acre) with the land extending to the centerline of 1st Street showing a 45' ROW presently dedicated to the west half of First Street. Total acreage including the ROW is 118.97 acres.