

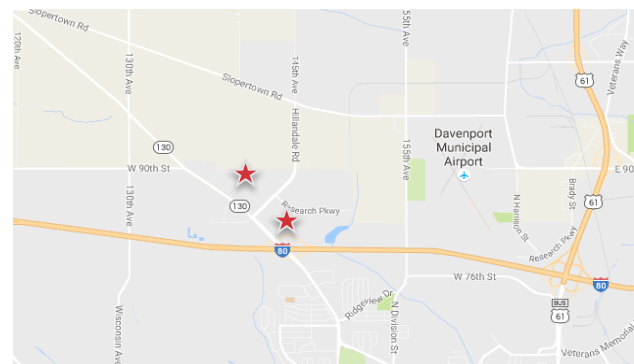


## NEC Northwest Boulevard & Hillandale Road NEC I-80 & Northwest Boulevard

Davenport, Iowa 52807

### Site Description

- 16.74 acres of development land on Northwest Boulevard (I-30) and Hillandale Road in NE quadrant of I-80; 38.9 acres at North end of Research Parkway
- Front 16.74 acres for retail/office development and rear 38.9 acres for heavy commercial
- Can be subdivided into 2 different lots, and purchased separately
- Possibly build to suit
- Great visibility to I-80 and I-30 interchange
- 16.4 acre lot for restaurant "no fuel"
- On-site utilities include electric, gas, water, sewer and phone
- South parcel; 9.24 acres also for sale at \$75,000/AC
- Presently has large amount of black dirt stored on site



Lot #	Lot Size	Per Acre	Total Price
Lot 1A (NEC)	16.74 AC	\$125,000.00	\$2,092,000.00
Lot 1B (NEC)	38.9 AC	\$46,000.00	\$1,789,400.00
Lot 1 (NEC)	54.5 AC	\$78,807.00	\$4,295,000.00
Lot 2 (SEC)	9.24 AC	\$75,000.00	\$693,000.00

