Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale
34.99 Acres
Development Land



Property Highlights

- 34.99-acre industrial site located on the north side of Slopertown Road across the street from Kraft Heinz and the Eastern Iowa Industrial Center
- East property line borders Canadian Pacific Railroad for option of rail service
- Gas and electric supplied by MidAmerican Energy. Water and sewer need to be extended to site by the City of Eldridge.
- Flat topography
- Parcel has been annexed into the City of Eldridge and is in process of rezoned to from AG to I-2 “Heavy Industrial”
- Parcel can be sold individually or as part of a 542-acre land assemblage of adjacent and contiguous parcels for a mega-industrial project
- Owner will consider possible subdivision as mutually agreed upon with subdivided pricing subject to size, location, use, etc.

Industrial Land

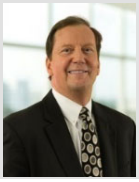
00 Slopertown Road, Eldridge, IA

FOR SALE	$3,499,000
LOT SIZE	34.99 ACRES

Details

Parcel	932823003
Taxes	$1,382 (2024)
Zoning	AG to I-2

For more information, please contact:



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NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale

34.99 Acres

Industrial Development Site

52806, Davenport, Iowa 3 | Ring of 10 miles

63,360
Households

39.2 ↓
Median Age

1.0% lower than **United States.**

$75.2K ↓
Median HH Income

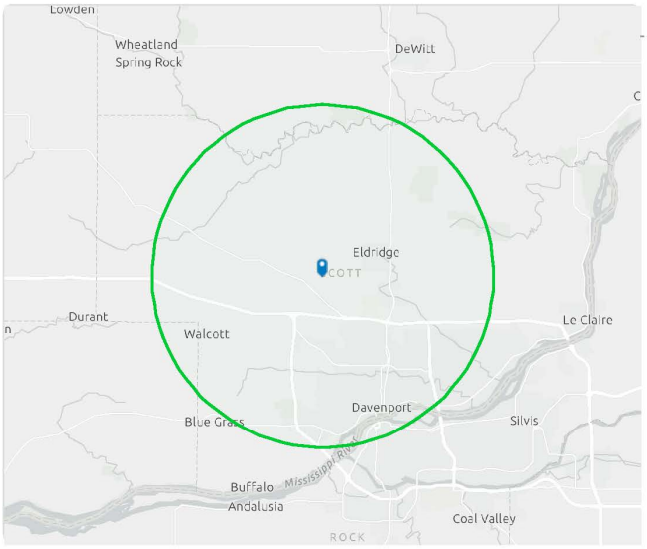
7.9% lower than **United States.**

$230.1K ↓
Median Home Value

37.9% lower than **United States.**

3.1
Home Value to Income Ratio

Median home value divided by median household income



KEY FACTS

150,753
Population

39.2
Median Age

2.3
Average Household Size

$75,185
Median Household Income

BUSINESS

6,044
Total Businesses

97,397
Total Employees

Tapestry

Top 5 segments by household count

K2 Middle Ground >	11.3K | **17.8%**
E3 Hometown Charm >	7,011 | **11.1%**
K4 Classic Comfort >	6,045 | **9.5%**
K7 Room to Roam >	5,505 | **8.7%**
K3 Loyal Locals >	3,950 | **6.2%**
Other	29.5K | **46.6%**

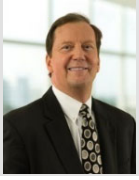
Middle Ground accounts for 17.8% of households in the area which is **15.5% higher** than the U.S.

View comparison table

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

Nearby Companies	Size
1. Amazon	2,615,134 SF
2. Sterilite	2,545,300 SF
3. John Deere Factory	553,648 SF
4. Kraft Heinz	440,506 SF
5. Ryan Logistics	225,100 SF
6. MidAmerican Energy	188,000 SF
7. Fair Oaks Foods	150,000 SF
8. Iowa American Water Co.	41,000 SF

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