



0 Hillandale Road
Davenport, Iowa 52806

Prime Industrial Land!

Property located only 5 minutes from Interstate 80 and 5 minutes from new Amazon Fulfillment Center!

Details:

Parcel Number:	W3303A01A
Lot Size:	Approximately 14.72 Acres; 641,203 SF
Taxes:	\$566.00
Zoned:	I-1, all utilities on-site
Price per SF:	\$1.48
Location:	Eastern Iowa Industrial Center

[See More Property Features →](#)

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UPDATED: 8/01/22



Property Features:

- This expansive 14.72-acre lot is strategically positioned within the Eastern Iowa Industrial Center, offering a prime location for industrial development.
- Zoned I-1, this development lot boasts the convenience of having all utilities readily available on-site, ensuring a seamless development process.
- Enjoy the convenience of being in close proximity to the Davenport Municipal Airport, providing convenient travel options for businesses and clients alike.
- Benefit from the thriving business ecosystem surrounding this property, including the newly established \$250M Amazon Fulfillment Center, Blain's Farm & Fleet, and Flying J Travel Center. These prominent facilities contribute to the area's vibrancy and potential for exponential growth.
- Extensive studies, including wetlands, environmental phase 1, endangered species, archeological, geotechnical, and flood elevation assessments, have been meticulously completed to provide a comprehensive understanding of the property's potential.



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Vice President/Director

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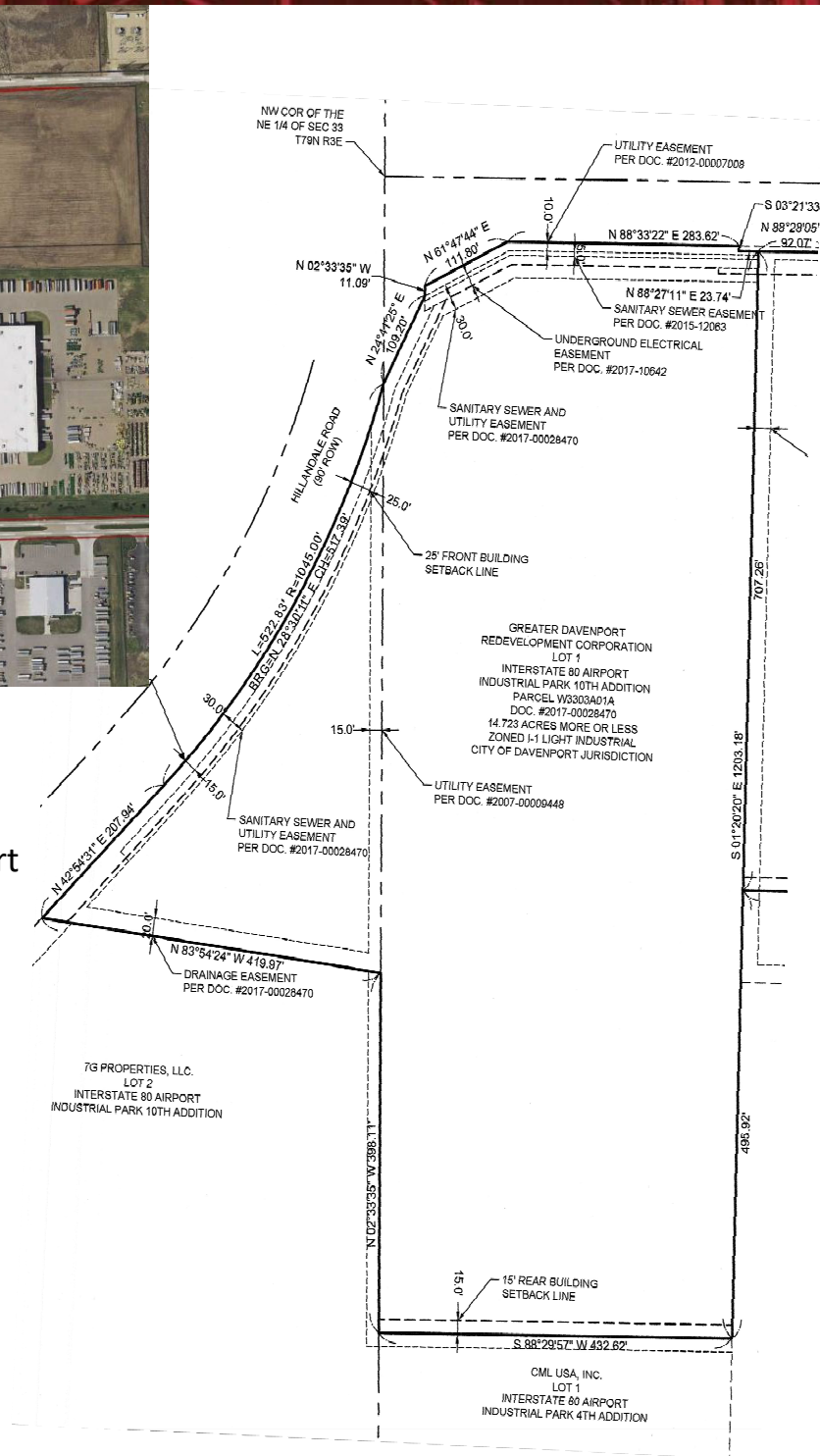
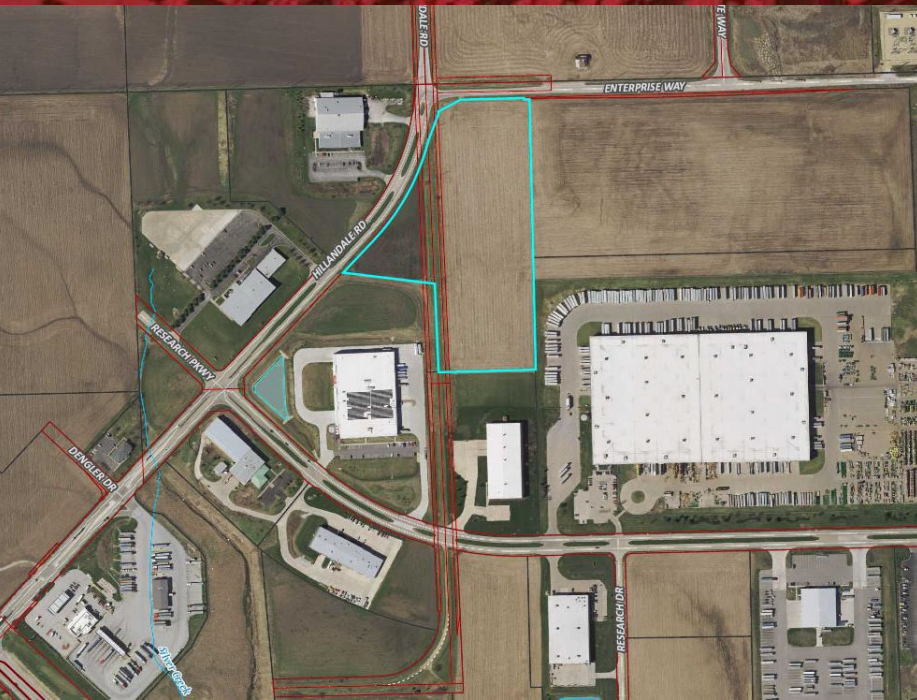
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Additional Property Features:

- The proposed use of this lot is subject to approval by the esteemed Greater Davenport Redevelopment Corporation (GDRC), ensuring a harmonious alignment with the community's vision and goals.
- Situated just off I-80, a prominent east-west transcontinental freeway connecting San Francisco to the New York metro area, this property offers exceptional accessibility for businesses with nationwide operations.
- Additionally, its proximity to US-61, a major U.S. highway stretching 1,400 miles from New Orleans to Wyoming, MN, further enhances its connectivity and facilitates seamless transportation of goods and services.