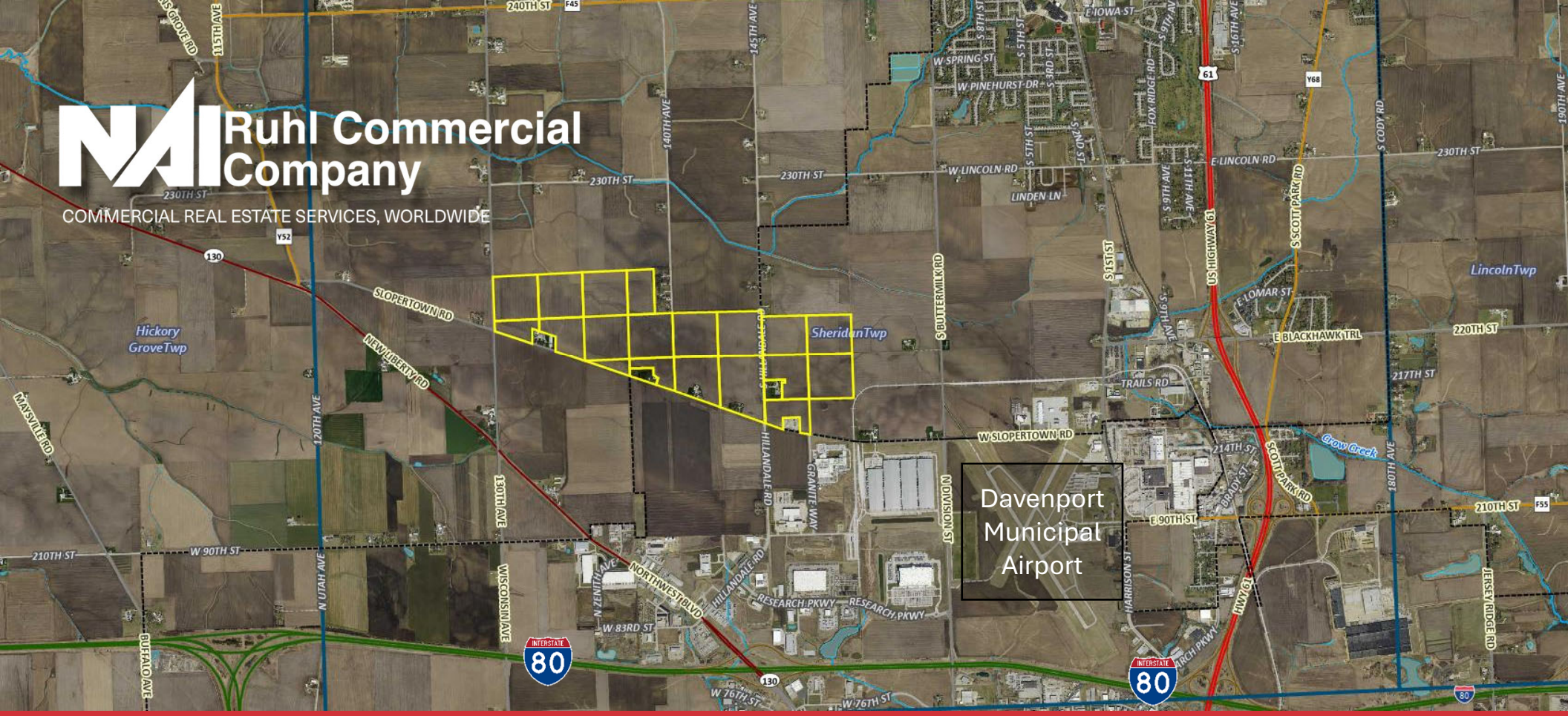


Industrial Development Land

607.67 Total Acres

Across from Eastern Iowa Industrial Park

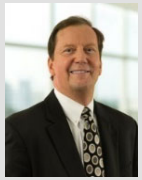
0 & 2800 Slopertown Road | Eldridge, Iowa

FOR SALE

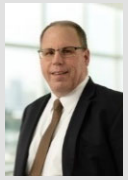
$60,767,000

$100,000/ACRE

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NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



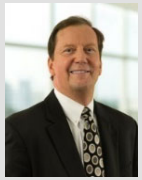
Acres	For Sale
358.28	**$35,828,000** ($100,000/AC)
161.19	**$16,119,000** ($100,000/AC)
88.20	**$8,820,000** ($100,000/AC)

Property Highlights

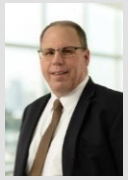
- 607.67 total acres as follows:
  - Owner 1 – 358.28 acres consisting of 12 legal parcels
  - Owner 1 – 161.19 acres consisting of 5 legal parcels
  - Owner 2 – 88.20 acres consisting of 2 legal parcels
- Located on the north side of Slopertown Road, Eldridge, Iowa, across from the Eastern Iowa Industrial Park and the proposed Meta data center project site
- Flat topography
- 358.28 acres in process of annexation and rezoning to I-2 “Heavy Industrial”
- 249.39 acres in Eldridge city limits and in process of rezoning to I-2 “Heavy Industrial”
- Ideally suited for mega industrial project, data center, or power plant
- Electrical available at site from MidAmerican Energy (upgrades needed)
- Major gas pipeline approximately 1.0 to 1.5 miles north of site
- Water and sewer need to be extended to site (City of Eldridge)
- Owner will consider possible subdivision as mutually agreed upon with pricing subject to size, location, use, etc.

Sub-divided pricing subject to size, location, use, etc.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

#5

BEST AFFORDABLE PLACES TO LIVE

- U.S. News & World Report (2024)

41

MEDIAN AGE (2023)

COMMUNTE TIME

19 MEDIAN MINUTES

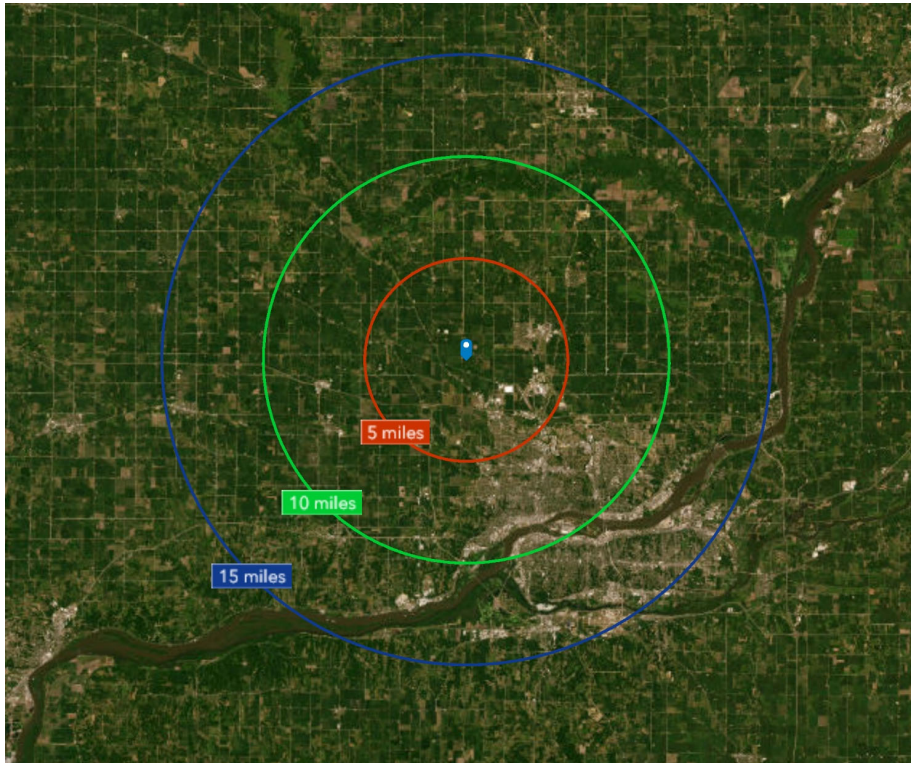
Top Employers

1. John Deere
2. Rock Island Arsenal
3. UnityPoint Health – Trinity
4. MercyOne Genesis
5. Hy-Vee
6. Walmart

TOP 10:

PRETTIEST RIVER TOWN IN AMERICA

- World Atlas



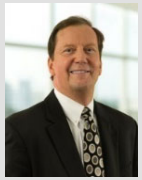
Site Demographics

Details	5 Miles	10 Miles	15 Miles
Population	23,946	150,753	291,953
Households	9,501	63,360	123,152
Avg. Household Income	$116,687	$106,756	$105,214
Median Household Income	$90,907	$81,904	$80,833

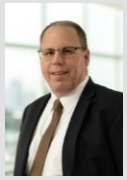
Davenport

Davenport's downtown has amazing views of the storied Mississippi River. Deeply rooted in its heritage, Davenport has a variety of museums to tour and a culture of creativity to share. Home to craft breweries, nightlife, live music venues, world-class festivals, outdoor adventures, and a casino resort, Davenport is the largest city in the family of communities of the Quad Cities. It has a population of 100,938 (2024).

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

63,360
Households

39.2 ↓
Median Age

1.0% lower than **United States.**

$75.2K ↓
Median HH Income

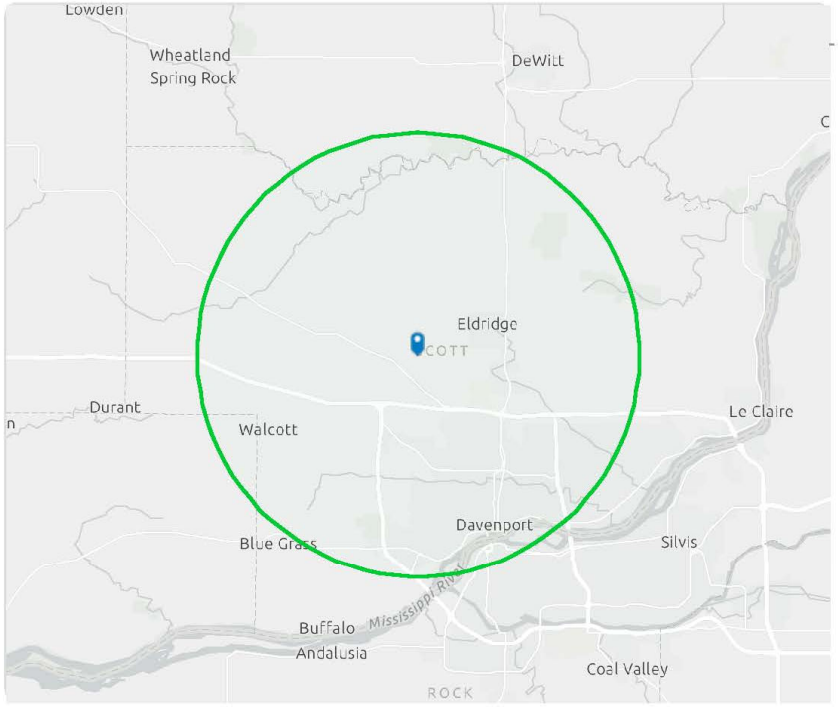
7.9% lower than **United States.**

$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

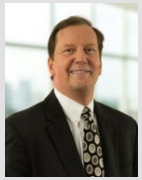
K2 Middle Ground >	11.3K | **17.8%**
E3 Hometown Charm >	7,011 | **11.1%**
K4 Classic Comfort >	6,045 | **9.5%**
K7 Room to Roam >	5,505 | **8.7%**
K3 Loyal Locals >	3,950 | **6.2%**
Other	29.5K | **46.6%**

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

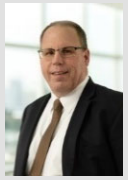
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

10-mile radius

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Market Overview

The Quad Cities is a dynamic family of communities on the Mississippi River where the river bends to run directly from east to west. This bi-state (IA/IL), multi-city region is the largest metropolitan area between St. Louis and Minneapolis on the upper Mississippi River.

The region lies within a 300-mile radius of 37 million people with close access to major markets.

The QC ranks at the top of the list for quality of life, cost of living and best place for business. When you choose the Quad Cities, you'll benefit from a dynamic region in the heart of America with competitive business costs and advantages with a Midwestern lifestyle and access to a skilled workforce.



QUAD CITIES REGION
POPULATION DATA

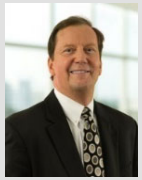
474,000
POPULATION (2024)

43%
POST-SECONDARY
EDUCATION (2023)

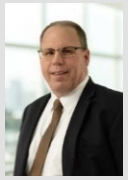
564,090
LABORSHED WORKFORCE (2024)

87%
HIGH SCHOOL DIPLOMA
OR HIGHER (2023)

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