



# 4100 Middle Road

Bettendorf, IA 52722

**Sale Price: ~~\$4,950,000~~ \$3,950,000**

## Property Features

- 16.61 acres of prime development land in high growth area
- Excellent opportunity for many commercial or mixed uses
- Approximately 1,700 feet of Middle Road frontage with great visibility and traffic
- Utilities, including fiber, at the site
- Subdivision possible
- Easy access to I-74, I-80, TBK Bank Sports Complex
- Area businesses include Lindquist Ford, Hy-Vee, Starbucks, Burger King, Taco Bell, Arby's, Duck Creek Tire & Service, Vibrant Credit Union, The Red Apple Childcare and Preschool, ALDI, Fareway
- Zoned C-2
- Real Estate Taxes: \$374.00 (2022)

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2023 Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,103	1,264	47,782
Total Population	6,850	43,027	115,032
Average Household Income	\$158,233	\$159,673	\$120,534
Average House Value	\$307,484	\$312,316	\$245,940