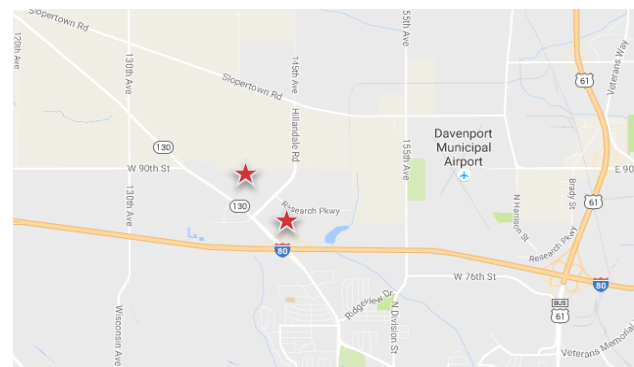


**NEC Northwest Boulevard & Hillandale Road
 AKA NEC I-80 & Northwest Boulevard
 Davenport, Iowa 52807**

Site Description

- 16.74 acres of development land fronting on Northwest Boulevard (I-30) and Hillandale Road in NE quadrant of I-80; 38.9 acres at North end of Research Parkway
- Rear 38.9 acres for light industrial, office or heavy commercial
- Build to suit possible
- Great visibility to I-80 and I-30 interchange
- Convenience store with gasoline is allowed
- Covenant on diesel fuel
- On-site utilities include electric, gas, water, sewer and phone
- The South 9.24 acres is offered at \$75,000 /AC
- Suitable for hotel, motel, office or retail



Lot #	Lot Size	Per Acre	Total Price
Lot 1A (NEC)	16.74 AC	\$121,000.00	\$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

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.
 UPDATED: 01/2020



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