

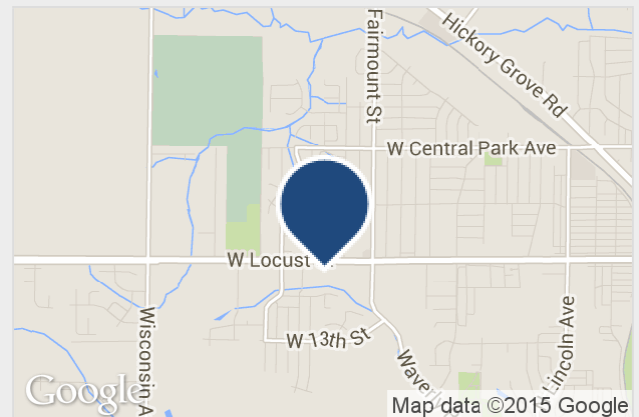


3900 W Locust Street

Davenport, Iowa 52804

Property Features

- Multiple shovel ready development land lots located 2 blocks west of the intersection of Locust Street and Fairmount Street, next to Fairway Plaza.
- Nearby retailers include Dale's Service Center, Casey's General Store, Uncle Bill's Pizza and Kwik Shop. Also near Davenport's West High School and YMCA
- All lots have utilities to property line including electric 3 phase power, gas, city water, city sewer, and phone
- Potential uses include: office, retail, multi-family, condominium and mixed use
- Parcel ID: S20907-07A, S20907-04, S20907-03, S20907-01



LOT 1:	0.55 AC \$94,700
LOT 3:	0.87 AC \$119,000
LOT 4:	1.87 AC \$159,000
WESTLOT:	4.96 AC \$395,000

For more information:

Jeff Heuer

563 823 5107 • jheuer@ruhlcommercial.com

For Sale

Development Land Lots

Property Overview

Multiple development land lots located 2 blocks west of the intersection of Locust and Fairmount, next to Fairway Plaza. Nearby retailers include Dale's Service Center, Casey's General Store, Uncle Bill's Pizza and Kwik Shop. Also near Davenport's West High School and YMCA.

Lot 1: 0.55 Acres

\$94,700

0.55 acre rectangular lot with 77 feet of Locust Street frontage

Zoned PDD for commercial use

Possibility to add additional acre to lot

Lot 3: 0.87 Acres

\$119,000

0.87 acres zoned PDD for commercial use

Flag lot from Locust Street

Lot 4: 1.87 Acres

\$159,000

Large 1.87 acre flag lot zoned C-2 for heavy commercial use

No HCOD requirements

West Lot: 4.96 Acres

\$395,000

Large 4.96 acre lot with 504 feet of Locust Street frontage; 614 feet deep

Zoned C-2 for heavy commercial use. No HCOD requirements.

Jeff Heuer

o 563 823 5107

c 563 508 5998

jheuer@ruhlcommercial.com

NAI Ruhl Commercial Company

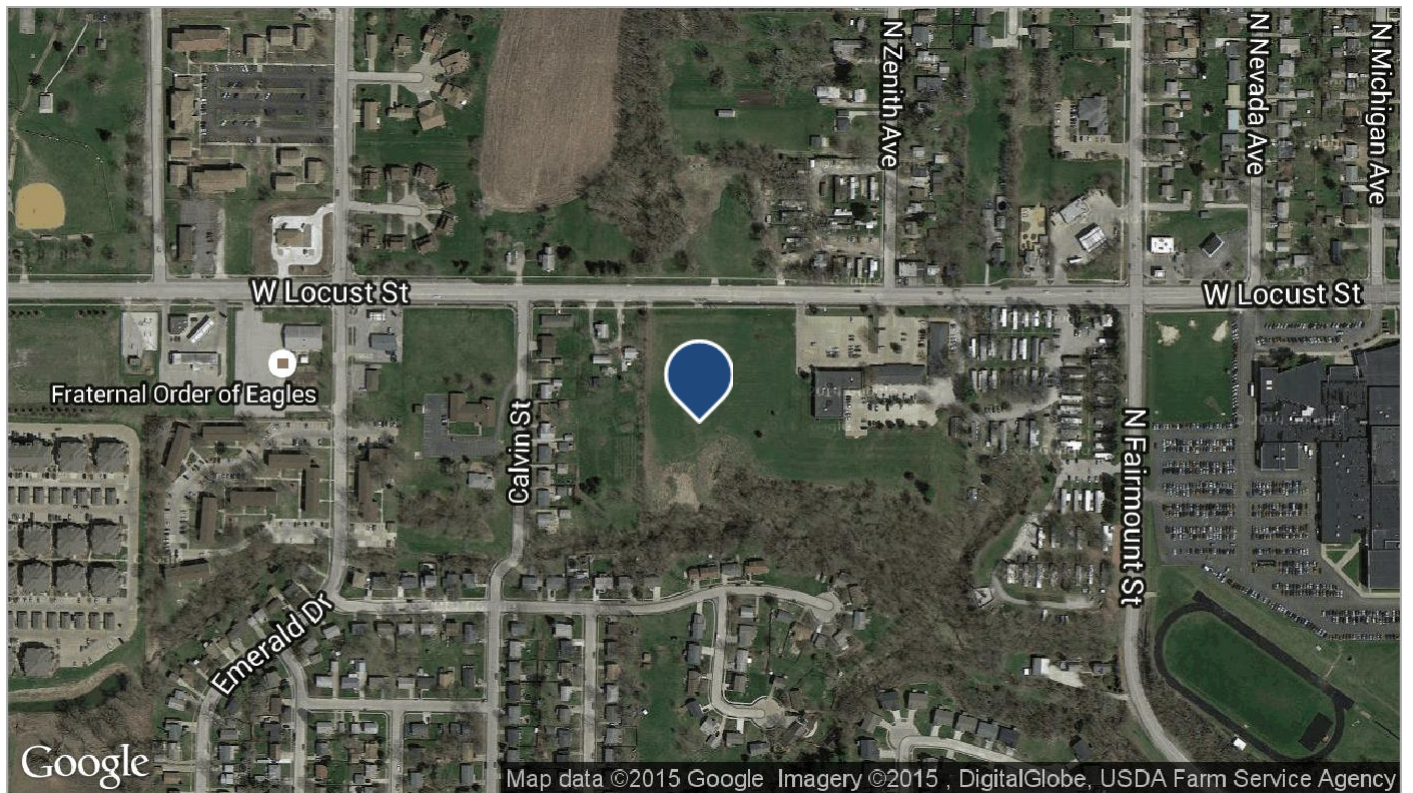
5111 Utica Ridge Rd

Davenport, IA 52807

563 355 4000

ruhlcommercial.com

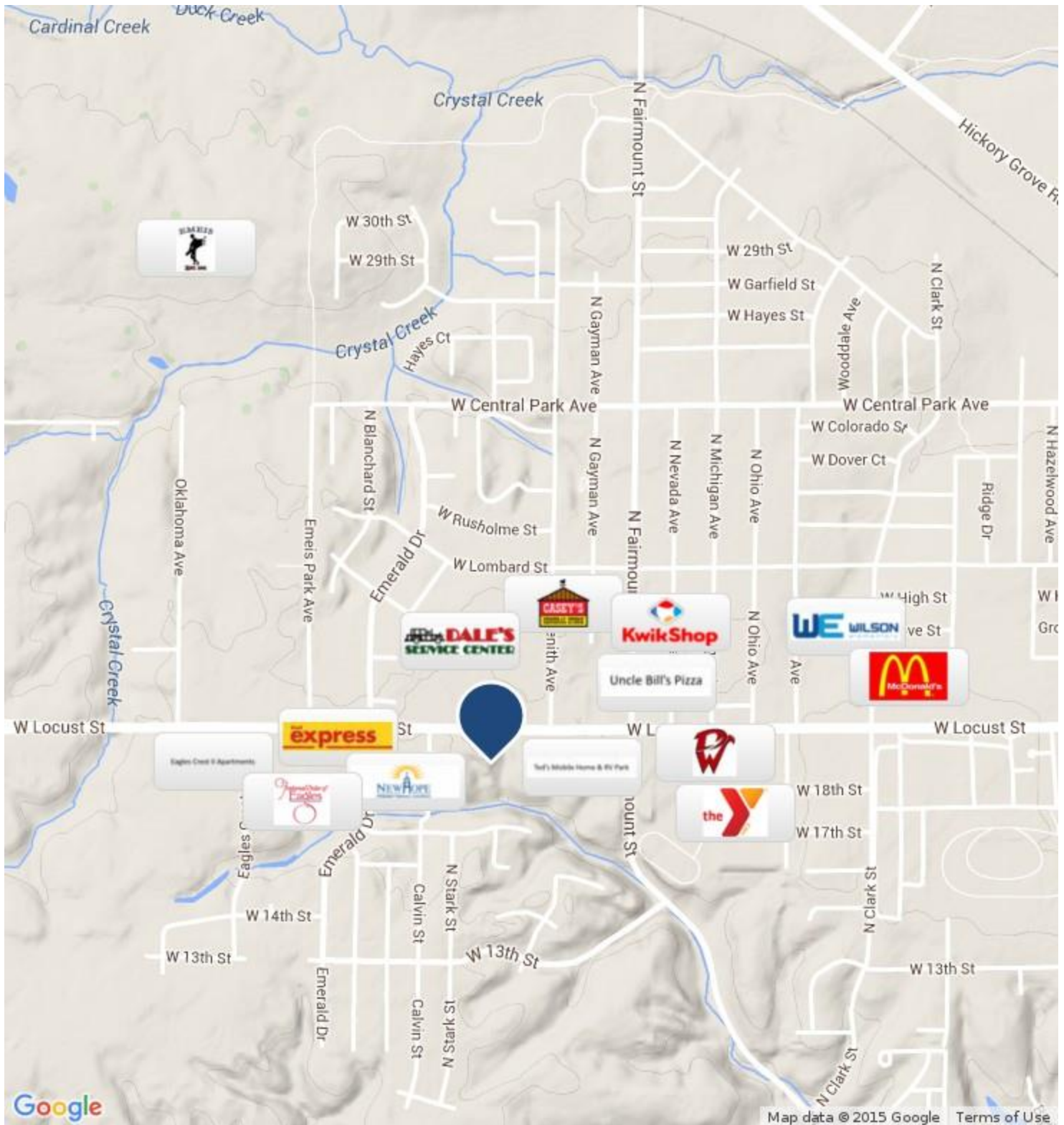
Development Land Lots



NAI Ruhl Commercial Company
5111 Utica Ridge Rd
Davenport, IA 52807
563 355 4000
ruhlcommercial.com

For Sale

Development Land Lots



Jeff Heuer
o 563 823 5107
c 563 508 5998
jheuer@ruhlcommercial.com

NAI Ruhl Commercial Company
5111 Utica Ridge Rd
Davenport, IA 52807
563 355 4000
ruhlcommercial.com