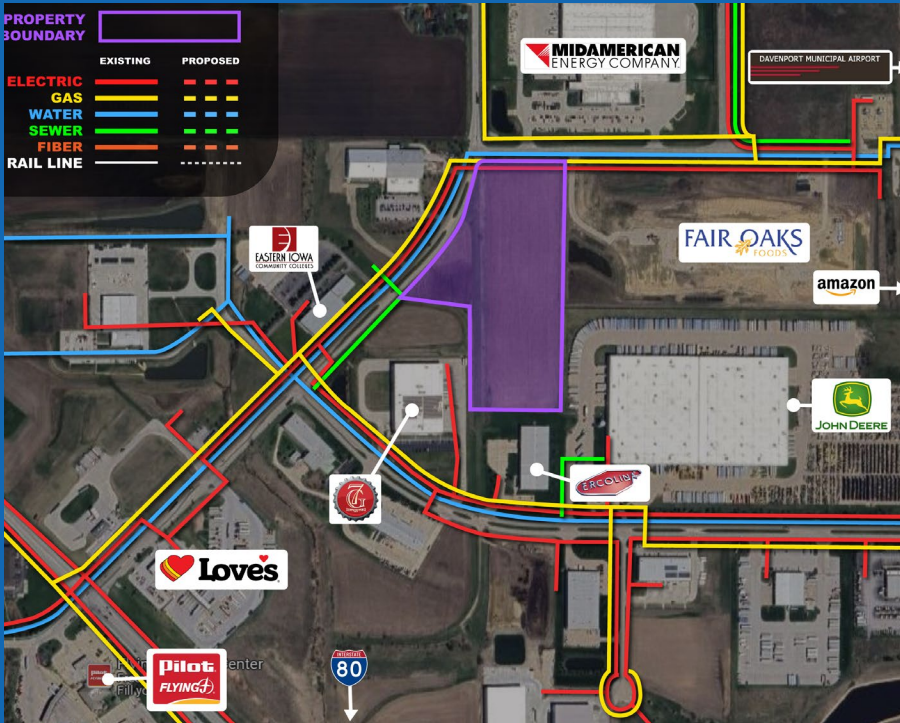


MOTION RACEWORKS

0 HILLANDALE RD., **DAVENPORT, IA** 52806

QC, THAT'S WHERE!



14.72 acre lot located in the Eastern Iowa Industrial Center. Zoned I-1, this development lot has all utilities on site. Located just off Interstate 80, and easy access to U.S. Highway 61. Close proximity to the Davenport Municipal Airport, new \$250M Amazon Fulfillment Center, Blain's Farm & Fleet and Flying J Travel Center. Wetlands, environmental phase 1, endangered species, archeological, geotechnical & flood elevation studies completed.

MOTION RACEWORKS

Address: 0 Hillandale Road
City: Davenport
County: Scott
State: IA
Zip Code: 52806
Acres: 14.72
Sale Price: \$949,000 (\$64,500/acre)
Ownership: Private

SITE FEATURES

Zoning: Industrial
Topography: Flat
In Floodplain: No
Within City Limits: Yes
Historical Use: Agriculture
Divisible: Yes
Adjacent Available Land: No
Written Covenants: Greater Davenport
Redevelopment Corporation (GDRC) Needs to
approve use
General Site Configuration: Rectangular

DUE DILIGENCE STUDIES & REPORTS

- ✓ Phase 1 Environmental Report complete and clear
- ✓ Geotechnical Study complete and clear
- ✓ Wetlands Delineation complete and clear
- ✓ Archeological Study complete and clear
- ✓ Endangered Species Analysis complete and clear



TRANSPORTATION

Nearest 4-lane Hwy: U.S. Highway 61
Distance to 4-lane Hwy: 3.5 miles
Nearest Interstate: Interstate 80
Distance to Interstate: 3.5 miles
Visibility from Highway/Interstate: Yes
Nearest Commercial Airport: Quad Cities
International Airport (MLI)
Distance to Commercial Airport: 13 miles
Rail Served: No



ELECTRIC SERVICE

Supplier: MidAmerican Energy
Distribution Voltage: 13kV



NATURAL GAS

Supplier: MidAmerican Energy
Size of Line: 4"
Pressure: 60 psig



WATER

Supplier: Iowa American Water
Size of Line: 12" North and 16" West



WASTEWATER

Supplier: City of Davenport
Size of Line: 8"



TELECOMMUNICATIONS

Supplier: Central Scott



FOR MORE INFORMATION, CONTACT:

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