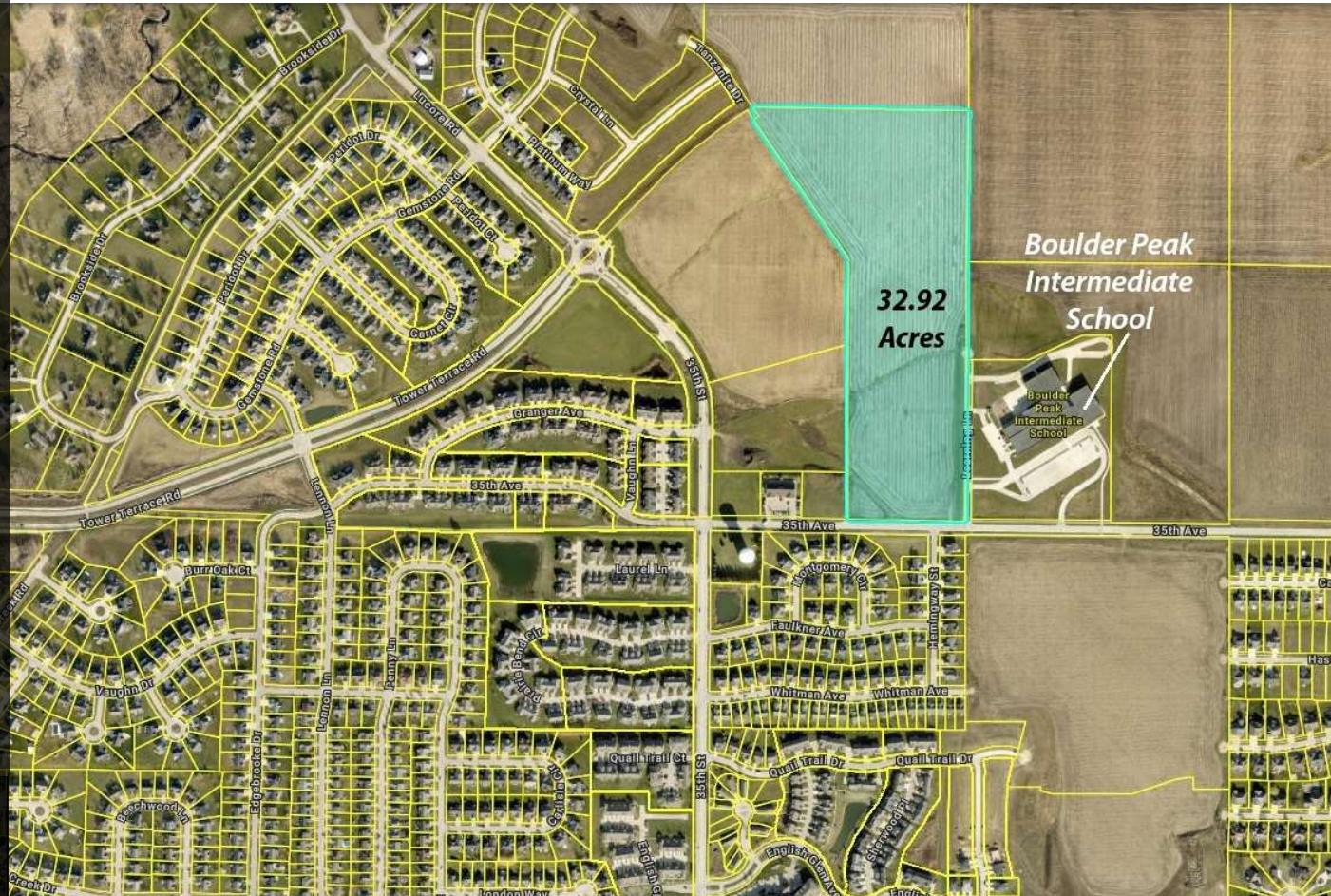


# DEVELOPMENT LAND FOR SALE

Lot Size: 32.92 Acres

35TH AVE  
MARION, IA 52302



ANGIE GLICK-MARTIN, SIOR

319.731.3409

angie@gldcommercial.com

RACHEL WATERS

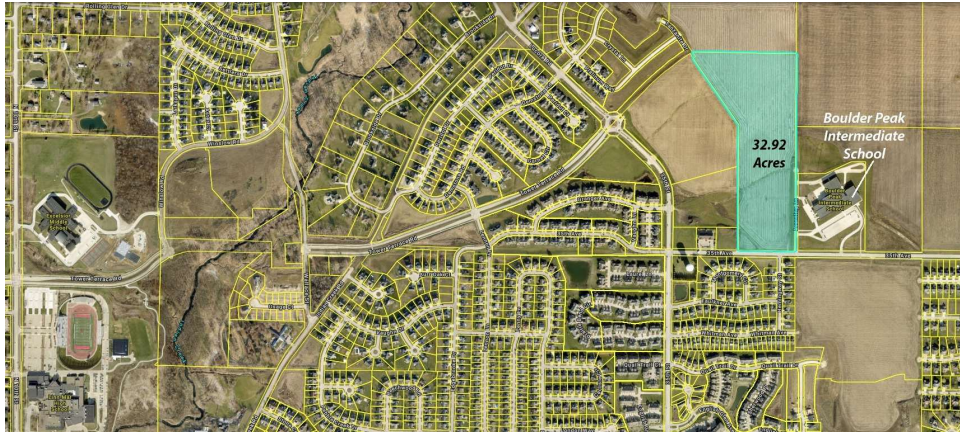
319.731.3435

rachel@gldcommercial.com

427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM

**GLD** COMMERCIAL

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$2,150,000

**Net Real Estate Taxes:** \$1,872.00

**Lot Size:** 32.92 Acres

**Price / SF:** \$1.50/SF

**Zoning:** PUD, Planned Unit Development

### LOCATION OVERVIEW

Located next to Boulder Peak Intermediate School with easy access to Highway 13.

### PROPERTY OVERVIEW

Prime opportunity for residential, mixed-use, or multi-family development just off Hwy 13 & Tower Terrace Rd in Marion's booming corridor. City utilities (water, sanitary, storm sewer) are at the site, with easy access to major roads and nearby amenities. Highlights: Zoned for future residential/commercial use, walking distance to Boulder Peak Intermediate (Linn-Mar School District), utilities available at site, excellent access and visibility, and only minutes from retail, schools and new rooftops. Adjacent Sycamore Heights development to bring 80 single-family residential lots—supporting additional demand for housing and services.

### PROPERTY HIGHLIGHTS

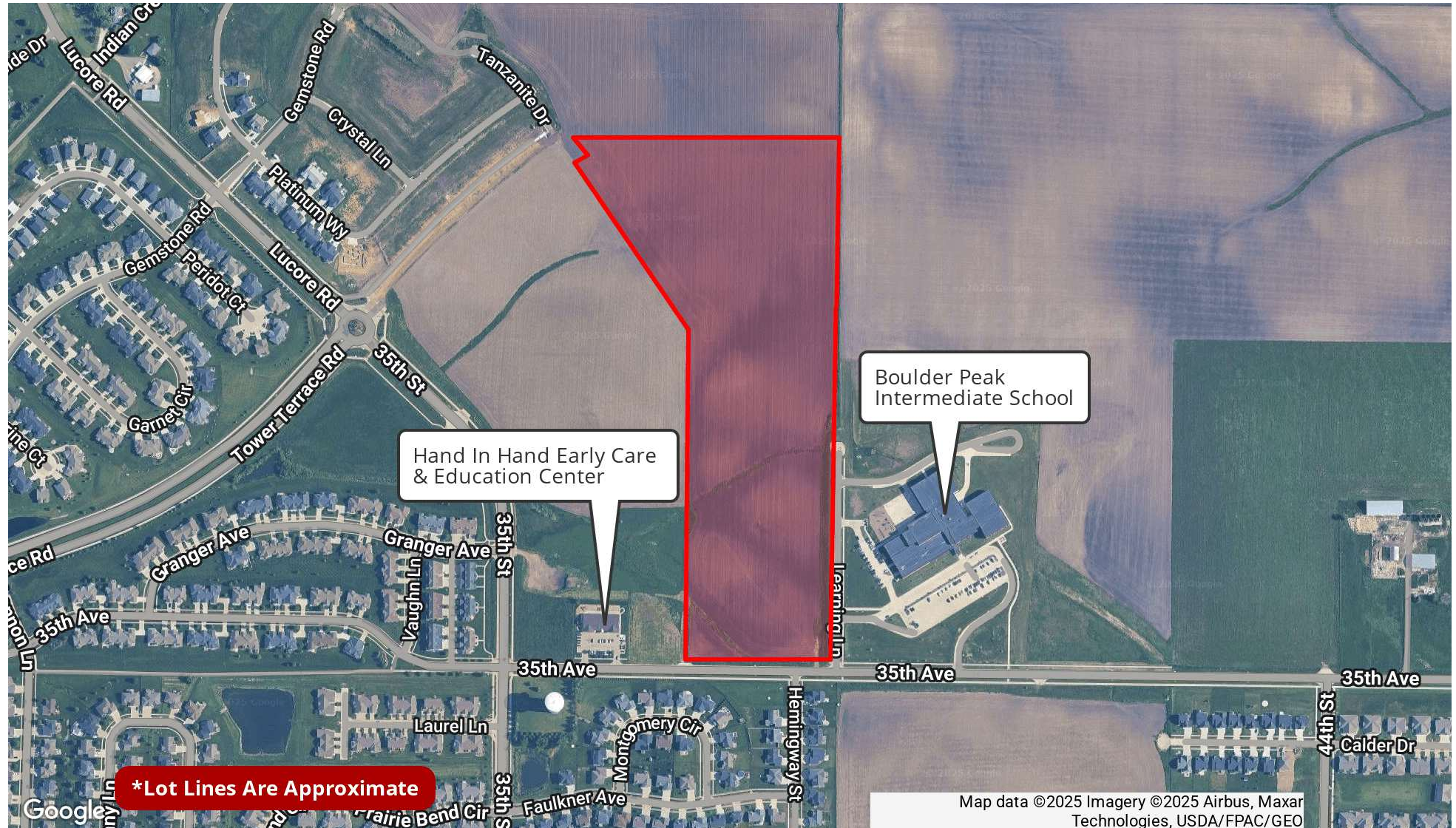
- Zoned for future residential/commercial use
- Walking distance to Boulder Peak Intermediate
- Additional residential development taking place nearby

**ANGIE GLICK-MARTIN, SIOR**  
319.731.3409  
angie@gldcommercial.com

**RACHEL WATERS**  
319.731.3435  
rachel@gldcommercial.com

All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

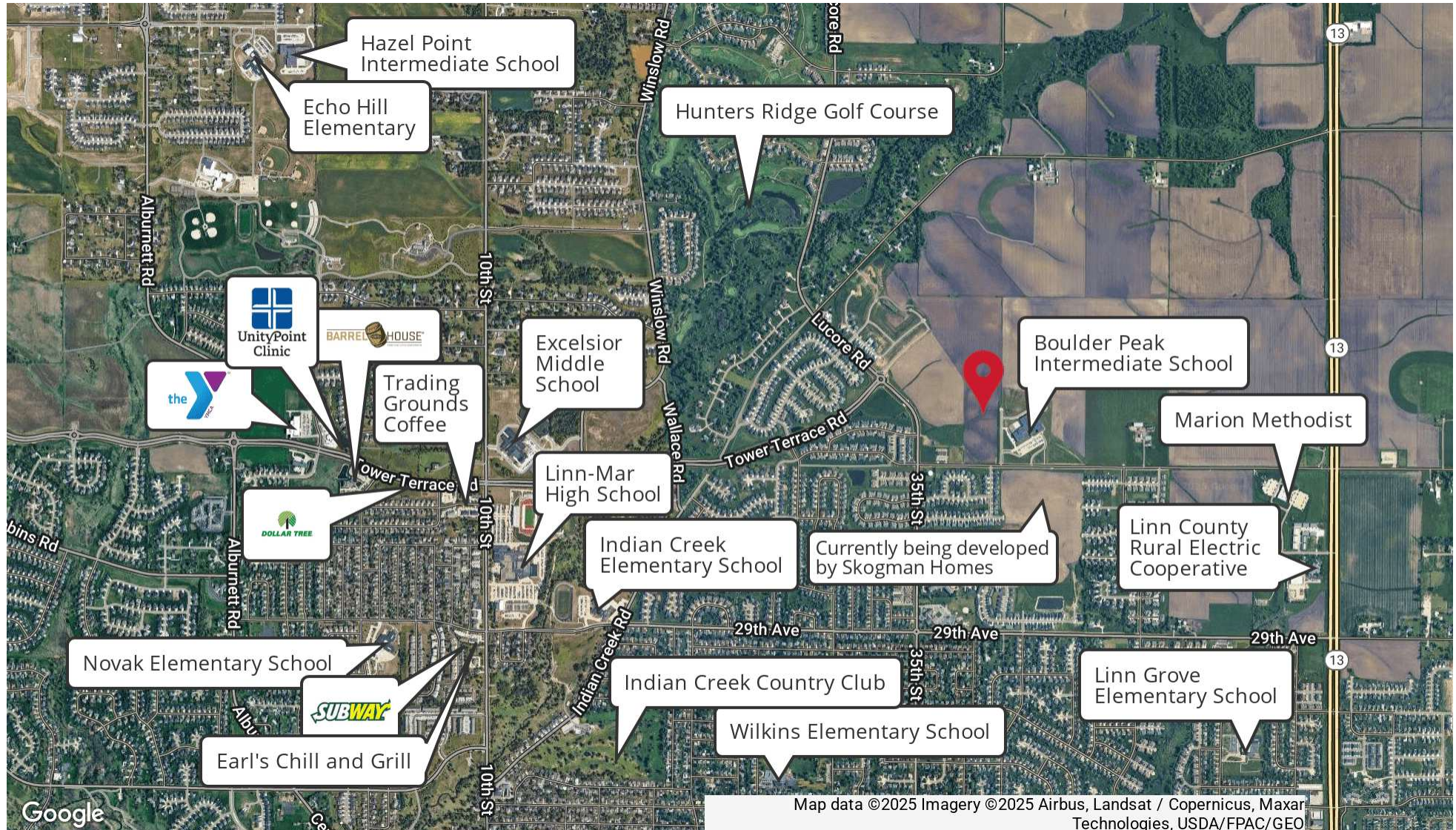
AERIAL MAP



**ANGIE GLICK-MARTIN, SIOR**  
319.731.3409  
angie@gldcommercial.com

**RACHEL WATERS**  
319.731.3435  
rachel@gldcommercial.com

RETAILER MAP



**ANGIE GLICK-MARTIN, SIOR**

319.731.3409

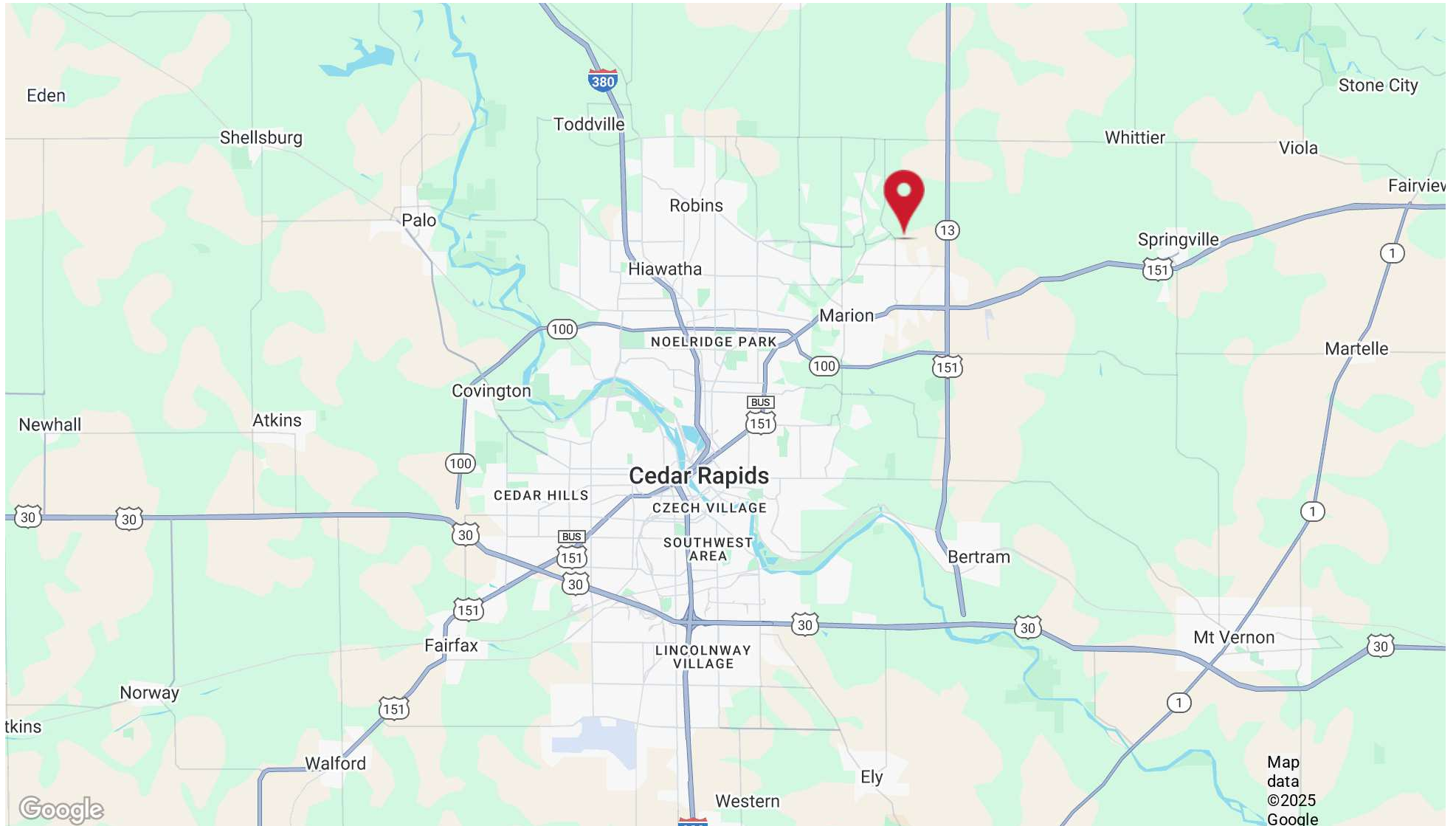
angie@gldcommercial.com

**RACHEL WATERS**

319.731.3435

rachel@gldcommercial.com

## LOCATION MAP



**ANGIE GLICK-MARTIN, SIOR**

319.731.3409

angie@gldcommercial.com

**RACHEL WATERS**

319.731.3435

rachel@gldcommercial.com

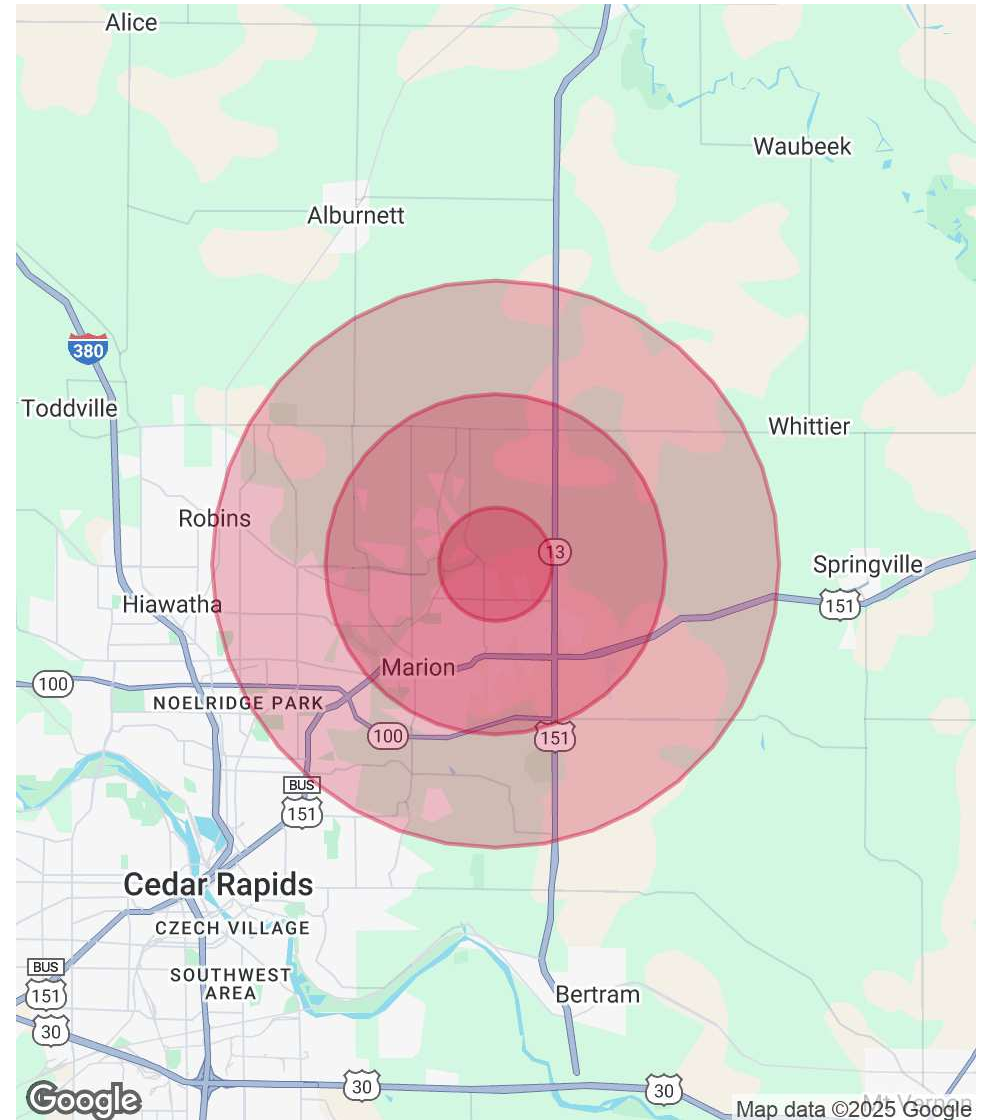
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,204	38,060	71,153
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,479	15,075	29,656
# of Persons per Household	2.5	2.5	2.4
Average Household Income	\$110,197	\$106,292	\$103,945
Average House Value	\$263,811	\$256,805	\$252,856

*Demographics data derived from AlphaMap*



**ANGIE GLICK-MARTIN, SIOR**  
319.731.3409  
angie@gldcommercial.com

**RACHEL WATERS**  
319.731.3435  
rachel@gldcommercial.com

**WHY MARION?****COMMUNITY OF THE YEAR & ALL-STAR COMMUNITY**

Marion was named 2023 Community of the Year by Community Playmaker. The national award recognizes innovative programs and initiatives that drive economic development, promote community engagement, provide places for residents to work and play, support public safety, & amplify arts and culture.

Marion is also a back-to-back All-Star Community. One of only three Iowa communities recognized by the Iowa League of Cities in 2017, 2018, 2020 and 2021. The designation honors innovative efforts in urban renewal, collaboration or quality of life improvements.

**RICH IN ARTS AND CULTURE**

Marion is creating a legacy for the future founded in high-quality, relevant and engaging public spaces. Look no further than the 7th Avenue Reconstruction and Streetscape Project, the Uptown Artway featuring nine permanent public art installations in a revitalized alley, or the Klopfenstein Amphitheater at Lowe Park, a functional work of art itself. The City and its community partners host dozens of free concerts and events each year.

**ANGIE GLICK-MARTIN, SIOR**

319.731.3409

angie@gldcommercial.com

**RACHEL WATERS**

319.731.3435

rachel@gldcommercial.com

**BEST PLACE TO GROW YOUR BUSINESS**

No more than a 10-minute drive from some of Iowa's best schools, medical facilities, industrial parks, and beautiful neighborhoods. Marion is the best place in Iowa to raise a family and grow a business.

For the past 24 years, based on population and reported crimes, Marion continues to be one of the safest cities in Iowa.

**UNIQUE SENSE OF COMMUNITY**

As one of the fastest-growing cities in the state, Marion is intentional about maintaining its unique sense of community. A variety of festivals and cultural events bring families, friends and neighbors together. The Marion Arts Festival, held each spring, is ranked as one of the nation's best.

**HEALTHY LIVING**

The City of Marion maintains 600 beautiful acres of public green space, with plenty of manicured parks, trails and athletic complexes to make it easy to get out and get active. Healthy living is in our DNA.

**MARION'S HOUSING MARKET IS UNDERSERVED - DEVELOPERS HAVE ROOM TO BUILD ACROSS ALL PRODUCT TYPES**

**STRONG POPULATION & HOUSEHOLD GROWTH**

- Marion is projected to grow by 6,565 people and 3,315 households between 2020 and 2030 - a 19% and 23.5% increase respectively.
- Household growth is outpacing population growth, indicating **smaller household sizes** and increasing housing unit demand.



**TOTAL ESTIMATED HOUSING DEMAND (2022-2030)**

- 2,739 new general occupancy units needed, plus
- 674 senior (age restricted/service-enriched) units

**RENTAL HOUSING DEMAND (2022-2030)**

- Market Rate Units: 595
- Workforce (Shallow Subsidy): 306
- Deep-Subsidy Units: 48

**Current vacancy rate: 1.3%** - well below the 5% benchmark for a balanced market.



**FOR-SALE HOUSING DEMAND (2022-2030)**

- Single-Family detached: 1,310 units
- Multifamily (Townhomes, Condos, etc.): 480 units

Strong demand for **low-maintenance, owner-occupied townhomes** from both younger professionals and downsizing seniors.

**ANGIE GLICK-MARTIN, SIOR**  
319.731.3409  
angie@gldcommercial.com

**RACHEL WATERS**  
319.731.3435  
rachel@gldcommercial.com

## MARION HOUSING DEMAND 2

### SENIOR HOUSING DEMAND (BY 2027)

- Independent Living with Services: 111 units
- Assisted Living: 61 units
- Memory Care: 44 units
- Active Adult (Rental & Ownership): 369 units total



### AFFORDABILITY GAPS PRESENT DEVELOPMENT OPPORTUNITY

- 30% of Marion renters are cost-burdened
- New workforce housing (shallow-subsidy) is in high demand, particularly for renters earning 40% - 80% of AMI.
- Marion has already supported workforce housing credits through IFA to make rents more attainable.

### CONSTRUCTION TRENDS (2016 - 2021)

- 1,630 new units permitted - 60% single family, 22% multifamily, 14% twin homes.



**ANGIE GLICK-MARTIN, SIOR**

319.731.3409

angie@gldcommercial.com

**RACHEL WATERS**

319.731.3435

rachel@gldcommercial.com