

**BUSINESS AND REAL ESTATE**



**HEARTLAND  
PROPERTIES, INC.**

**FOR SALE**

**309 US 6, OAKLAND, IA**



**ESTABLISHED DAIRY QUEEN | REAL ESTATE INCLUDED | STRONG COMMUNITY PRESENCE | TURNKEY WITH BUILT-IN GROWTH OPPORTUNITY**

**1512 SF BUILDING**

7840 SF LOT

**PURCHASE PRICE**

\$425,000

**FF&E INCLUDED**

\$175,000 VALUE



**SCAN HERE**

**PARKING**

15

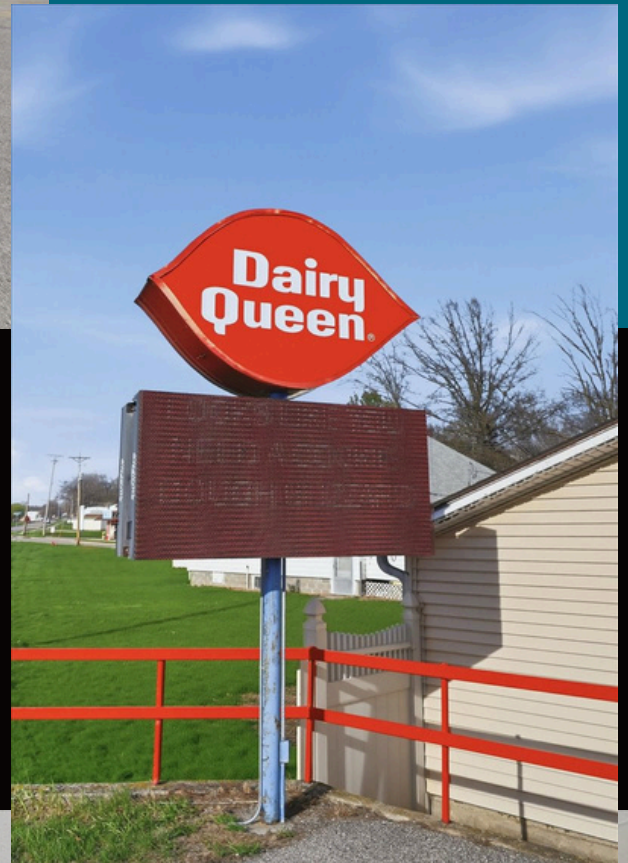
**DRIVE-THRU**

**TRAFFIC COUNT**

4590 VPD

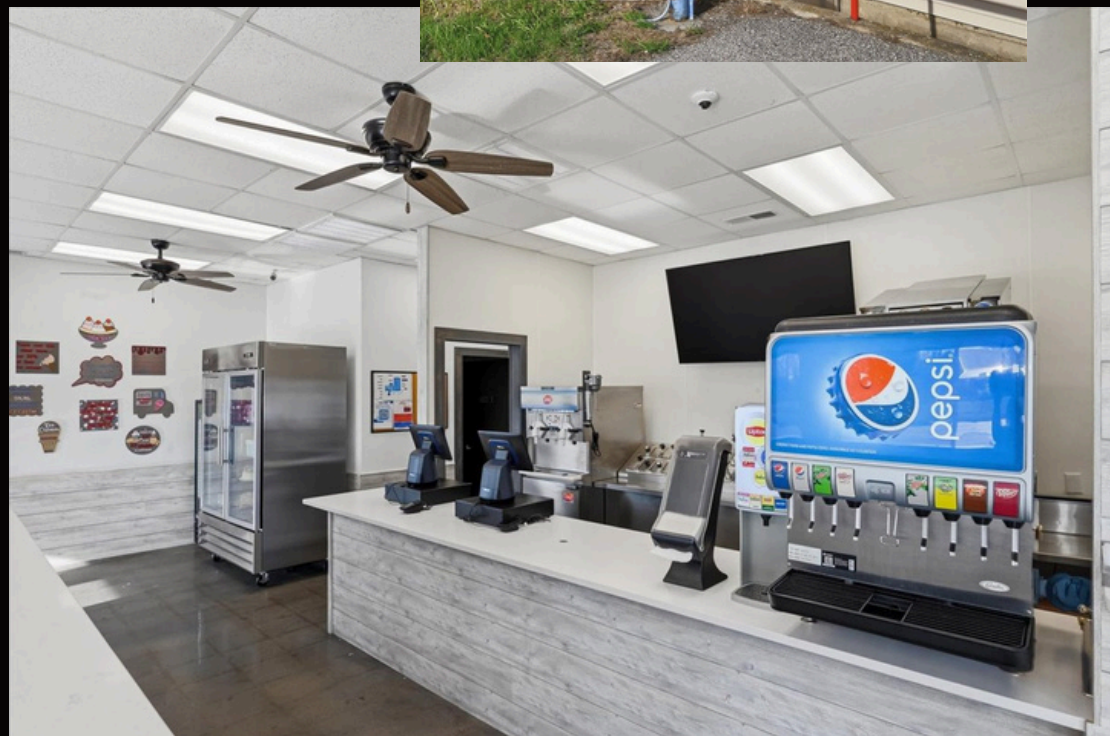
## PROPERTY + LOCATION

- High-visibility highway frontage
- Easy access and convenient location
- On-site parking for customers
- Strong traffic exposure
- Serves surrounding rural communities
- Established location with long-standing presence



## BUSINESS + OPERATIONS

- Nationally recognized Dairy Queen brand
- Independently owned and operated
- Turnkey operation
- Established for 50+ years
- Proven business model
- Loyal, repeat customer base
- Consistent daily traffic
- Smooth, efficient workflow in place





**STAFF + SYSTEMS**

Trained staff in place  
Established operational systems  
Seamless transition for new owner  
Owner-managed with proven structure



*Approximately  
\$550,000 in  
annual revenue  
with a history of  
consistent,  
reliable  
performance.*



**CONDITION + QUALITY**

Extremely clean and well maintained  
Equipment in place and operational  
Organized kitchen and prep areas  
Ready for immediate operation





**VALUE + OPPORTUNITY**

- Real estate included
- Income-producing business
- All furniture, fixtures and equipment included
- Reduced hours with expansion potential
- Opportunity to increase revenue





Opportunity to own a well-established, **independently owned** Dairy Queen located along the main highway in **Oakland, Iowa**. This turnkey operation has been a staple in the community for over **50 years** and continues to benefit from strong visibility, consistent traffic, and a **loyal customer** base. Approximately **\$550,000 in annual revenue** with a history of consistent, reliable performance further supports the strength of this location.

*This business is **fully operational** with a trained team in place and systems that are already **running smoothly**, making it an easy transition for a new owner. The property is **extremely clean**, well maintained, and ready for immediate operation without the need for additional investment.*

Serving not only Oakland but the **surrounding communities**, this location draws steady demand from across the area and benefits from limited local dining competition. Customers return regularly, creating reliable and **consistent business** throughout the year.

*Currently operated on a reduced schedule, there is **built-in opportunity** for a new owner to expand hours and **increase revenue** if desired, or maintain the existing schedule for added **flexibility and work-life balance**.*

*This offering includes the **real estate**, providing long-term stability and additional investment value beyond the business itself.*

**Ideal for an owner-operator, couple, or family looking to step into a proven business with an established brand, strong community ties, and immediate income potential.**

535 W BROADWAY SUITE 100  
COUNCIL BLUFFS, IA 51503  
712-325-0445  
www.HeartlandProperties.com



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PROPERTIES, INC.



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PROPERTIES, INC.

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HANWRIGHT  
EDWARDS GROUP

## CONTACT US

RACHELLE EDWARDS  
712-326-1223  
REDWARDS@HEARTLANDPROPERTIES.COM

MARK HANWRIGHT  
402-516-6670  
MARK@HEARTLANDPROPERTIES.COM

Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified. AMA