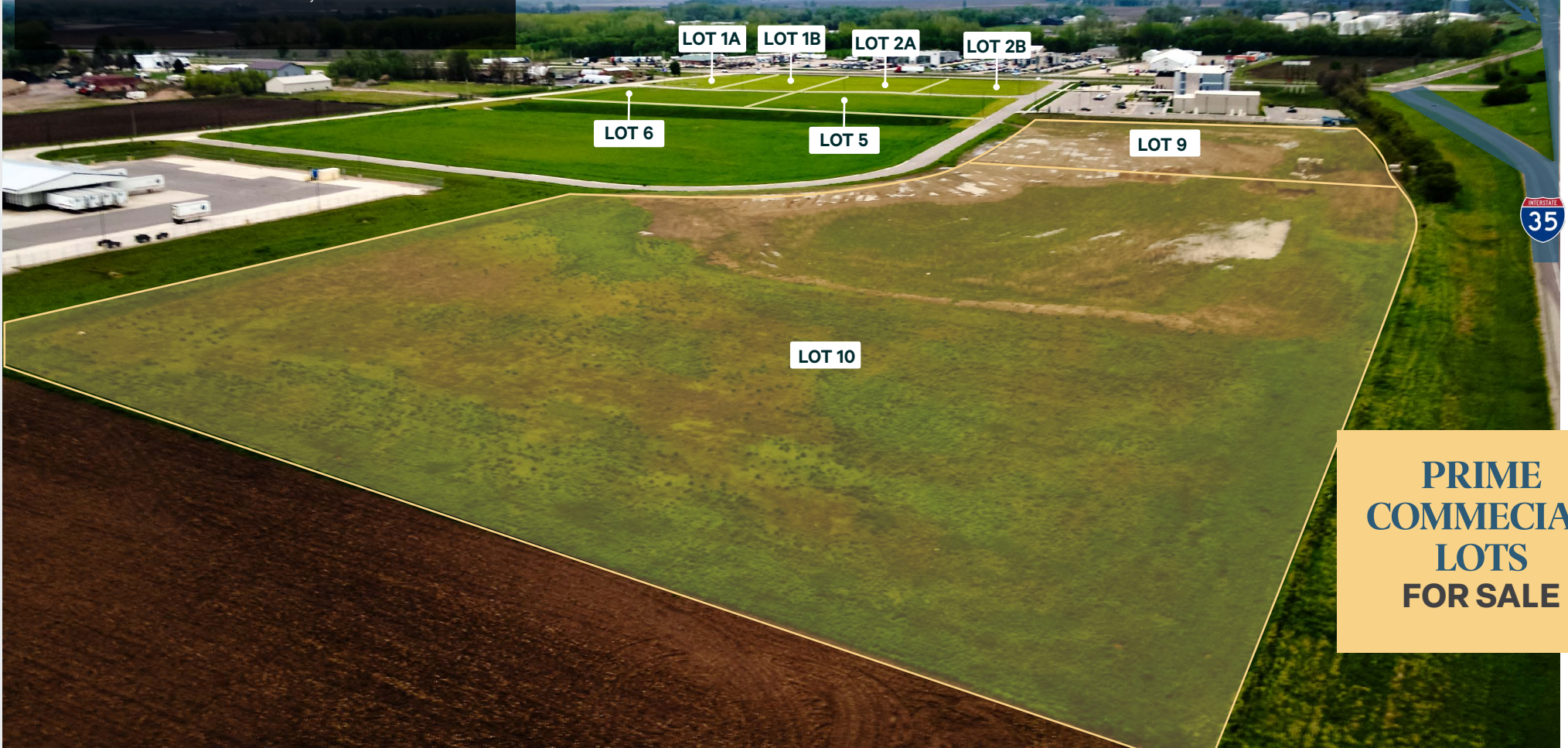
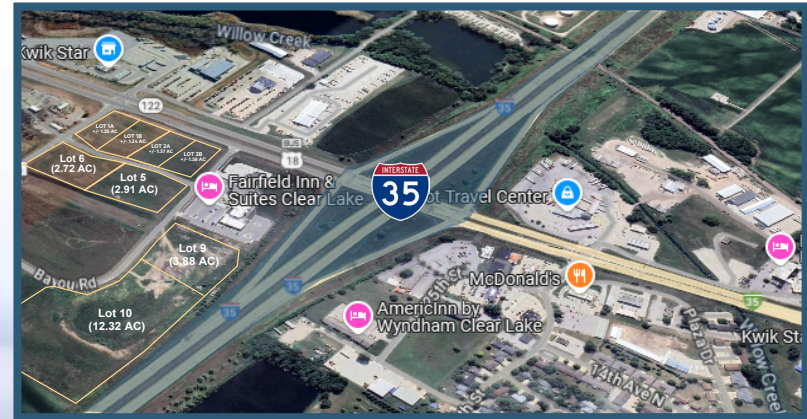


Courtway Park Development

NEC I-35 & HWY BUSINESS 18
CLEAR LAKE, IOWA



**PRIME
COMMERCIAL
LOTS
FOR SALE**

CBRE

DEVELOPMENT LOTS



AVAILABLE SITES

- Commercial lots strategically located at major north-south interchange on I-35, along commercial corridor between Clear Lake and Mason City
- Development is in close proximity with the other retail and hospitality establishments that occupy this high volume exit on I-35
- Highway 18 is an important east-west corridor connecting some of northern Iowa's most prosperous communities
- Ownership is flexible on lot sizing: Lots may be subdivided or combined

SITE INFORMATION

- Frontage on I-35
- Stormwater detention is included for east lots
- Located at signalized intersection
- All utilities
- Economic incentives available
- Flexible lot sizes
- Can accommodate retail & light industrial

Lot	SF	AC	\$ PSF	Price
1a	54,450	1.25	\$11.00	\$598,950
1b	53,842	1.24	\$10.00	\$538,420
2a	59,677	1.37	\$9.00	\$537,095
2b	60,251	1.38	\$9.00	\$542,257
5	126,675	2.91	\$6.00	\$760,050
6	118,353	2.72	\$6.00	\$710,118
9	169,019	3.88	\$6.00	\$1,014,114
10	536,731	12.32	\$4.00	\$2,146,924



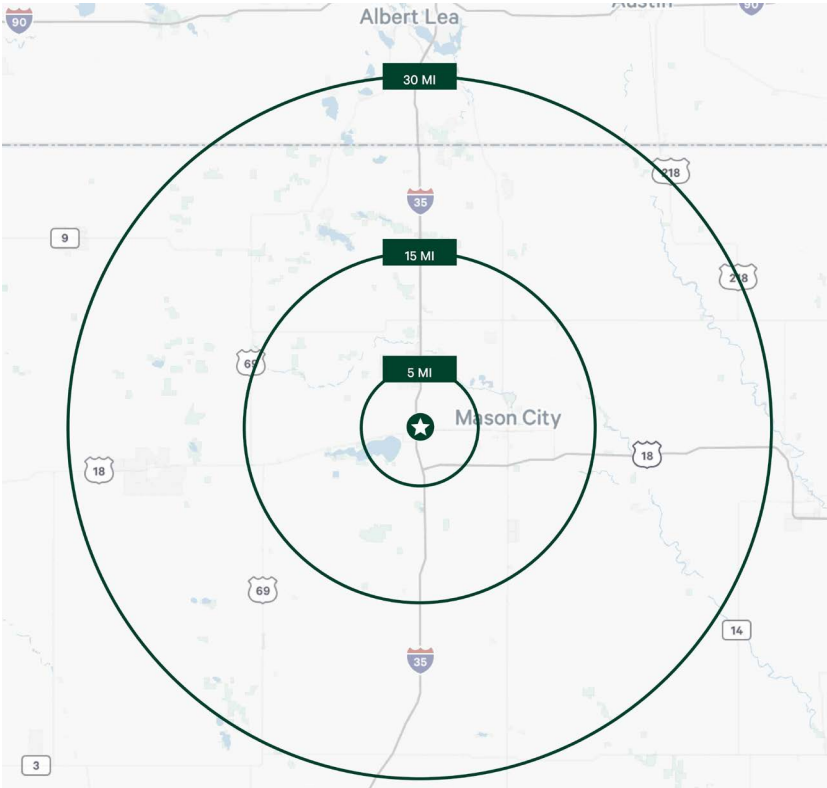
EXECUTIVE SUMMARY

CBRE is exclusively offering eight prime commercial lots at the northeast corner of Interstate 35 and Highway Business 18 in Clear Lake. This site, located between Clear Lake and Mason City, is part of a busy interchange and is ready for retail, commercial, or light industrial development. Courtway Park Development, featuring a new hotel and convention center, is poised for growth, with premium lots available along the high-traffic Highway Business 18 corridor, including a sought-after signalized corner location.

[CLICK HERE FOR PROPERTY VIDEO](#)



DEMOGRAPHICS



	5 MILES	15 MILES	30 MILES
PLACE OF WORK			
2023 Businesses	723	2,502	4,964
2023 Employees	9,301	32,523	53,866
POPULATION			
2023 Population - Current Year Estimate	9,998	48,977	94,890
HOUSEHOLDS			
2023 Households - Current Year Estimate	4,724	21,896	41,382
HOUSEHOLD INCOME			
2023 Average Household Income	\$101,289	\$87,196	\$85,513

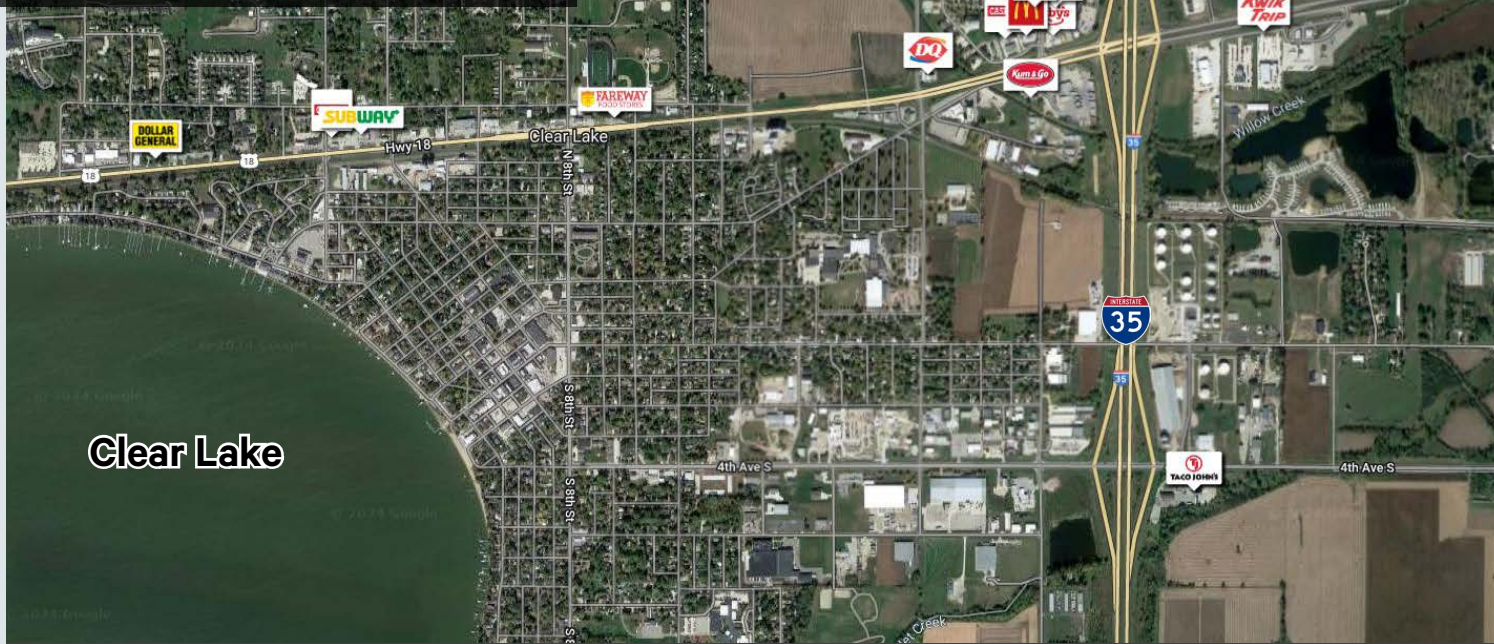
CLEAR LAKE, IOWA

Clear Lake, Iowa, is located in Cerro Gordo County in the northern region of Iowa. Known for its beautiful namesake, Clear Lake, the town is a popular destination for outdoor enthusiasts who enjoy boating, fishing, and camping. The town’s population is approximately 9,000, offering a community feel while providing amenities that cater to both residents and visitors.

Geographically, Clear Lake is situated about 120 miles north of Des Moines and roughly 10 miles east of Interstate 35, providing easy access to larger cities. Interstate 35, a major north-south highway in the United States, passes by Clear Lake, making it a significant hub for truck traffic. The town is nestled on the shores of the third largest lake in Iowa, which spans over 3,600 acres. The lake’s crystal-clear waters and the surrounding natural beauty make Clear Lake a picturesque location that attracts tourists from all over the country.

Courtway Park Development

NEC I-35 & HWY BUSINESS 18
CLEAR LAKE, IOWA



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