



LAND LEASE OR BUILD-TO- SUIT

Lot Size: 1.13 Acres

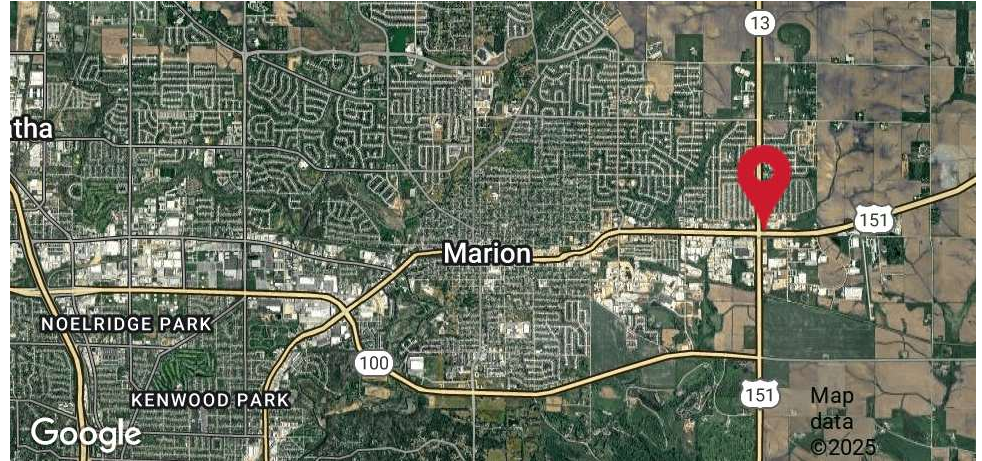
5805 BEALL CT
MARION, IA 52302

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Land Lease Rate: \$5.00/SF NNN Annually

Lot Size: 1.13 Acres

Zoning: BR - Regional Business

LOCATION OVERVIEW

Exceptional site located at the corner of Highway 151 & Highway 13.

PROPERTY OVERVIEW

Highly visible site available for a land lease or build-to-suit. Located on the corner of Hwy 13 & Hwy 151, this is a prime opportunity for a retail user or quick service restaurant with drive-thru capability. Adjacent users include Green Acres Storage to the south (coming soon) and Kwik Star to the east. Lot size may be flexible. Shovel-ready lot with utilities to site. This lot benefits from a shared detention, making the entire site useable. All offers are subject to owner's approval of building design and site plan. Shared monument sign with Green Acres Storage may be available. Tenant's real estate taxes will be determined by Tenant's prorata share of the development.

PROPERTY HIGHLIGHTS

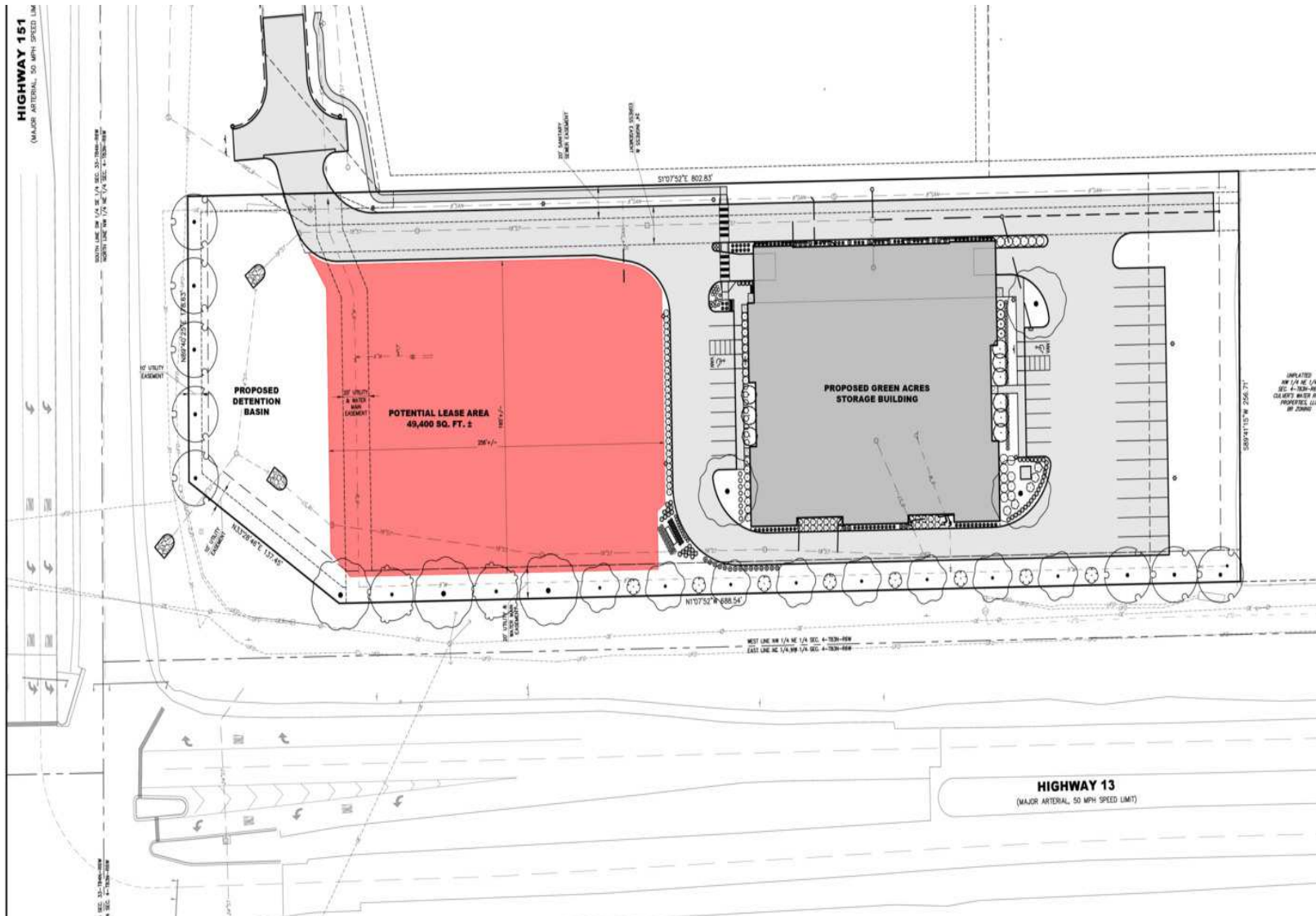
- Land lease or build-to-suit option
- Excellent Marion location
- Shovel ready with utilities to site
- Highly visible corner

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

SITE PLAN- AVAILABLE SITE NOTED IN RED



1 SITE LOCATION MAP	
GENERAL NOTES	
TITLEHOLDER/APPLICANT GREEN ACRES STORAGE, LLC 550 LINDALE DRIVE MARION, IA 52302 CONTACT: MR. SETH GREEN PHONE: (319) 377-8000 E-MAIL: seth@greenacresstorage.net	PREPARED CONTACT PER: TELEPHONE NO: E-MAIL ADDRESS: MAILING ADDRESS: DATE SUBMITTED: DATE REVISED:
SITE LEGAL DESCRIPTION Lot 1, Green Acres First Addition to Marion, Iowa.	
EXISTING ZONING & USE ZONING: BR (REGIONAL BUSINESS) USE: VACANT LOT	TOTAL • 201,608
PROPOSED ZONING & USE ZONING: BR (NO CHANGE REQUESTED) USE: SELF STORAGE BUILDING	TOTAL • 11,103 S
BR YARD SETBACKS FRONT YARD SETBACK: 20 FEET INTERIOR SIDE YARD SETBACK: 15 FEET CORNER SIDE YARD SETBACK: 15 FEET REAR YARD SETBACK: 0 FEET	TOTAL • 190,505
STORM WATER MANAGEMENT STORM WATER DETENTION AND QUALITY REQUIREMENTS ARE PROVIDED IN THE EXISTING DETENTION BASIN ALONG THE NORTH SIDE OF THE SITE.	TOTAL • 88,560 S
FLOOD PLAIN THE PROJECT SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD BOUNDARY AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 1911300310E - EFFECTIVE DATE JULY 20, 2021.	TOTAL • 113,013 S
REQUIRED PARKING • OFFICE & RETAIL AREA: 1 SPACE PER 300 SQ. FT. GROSS REQUIRED PARKING = 2,000 SF x 1 SPACE / 300 SF = 7 SPACE	
PROVIDED PARKING • 33 SPACES	
NOTES • THE DUMPSTER WILL BE KEPT INSIDE THE BUILDING SO NO DUMPSTER ENCLOSURE IS BEING PROVIDED.	

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AERIAL PHOTO



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AERIAL MAP-DAILY TRAFFIC COUNTS



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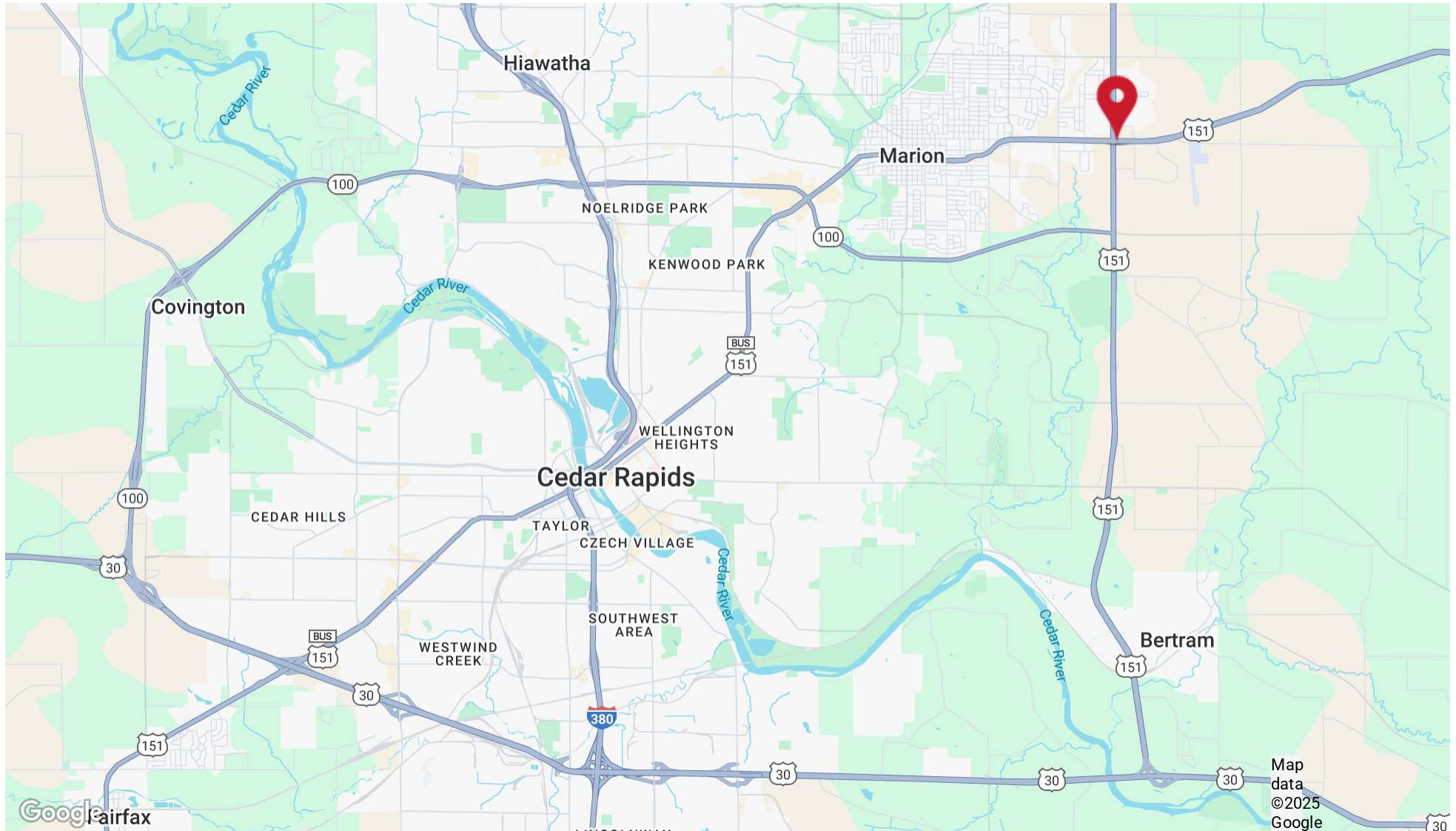
RETAILER MAP



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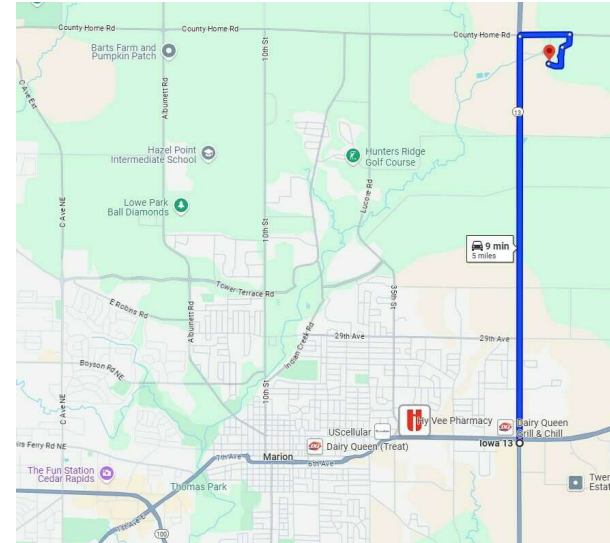
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LOCATION MAP



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PROSPECT MEADOWS



Located within five miles is Prospect Meadows, a state-of-the-art baseball and softball complex northeast of Marion. The complex hosts local league play and weekend tournaments, drawing teams from across the Midwest. Sited just south of County Home Road and east of Highway 13, the 128-acre, \$13.7 million complex will ultimately feature a total of 17 fields. The first phase of the project opened in May of 2019 and includes eight fields and amenities such as concessions and restrooms, plus a "Miracle Field with a rubberized surface and wheelchair accessible dugouts made especially for children with disabilities - the only field of its kind in Eastern Iowa. This complex is unique to Marion and positions the community and metro area as a destination for sports tourism. It also demonstrates regional collaboration with involvement from multiple cities, Linn county, Linn County Conservation District and Perfect Game USA. Perfect Game has committed to bring 1,000 teams annually to Prospect meadows for 15 years.

Economic Impact:

- Prospect Meadows generated 141,000 visits to the complex from February through October 2024.
- Visitors resulted in 30,526 hotel nights
- Prospect Meadows created \$14.9 million of economic impact over the course of the 2024 season
- Tax revenue generated was \$1.3 million

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GREEN ACRES STORAGE PROJECT - LOCATED SOUTH OF AVAILABLE LOT

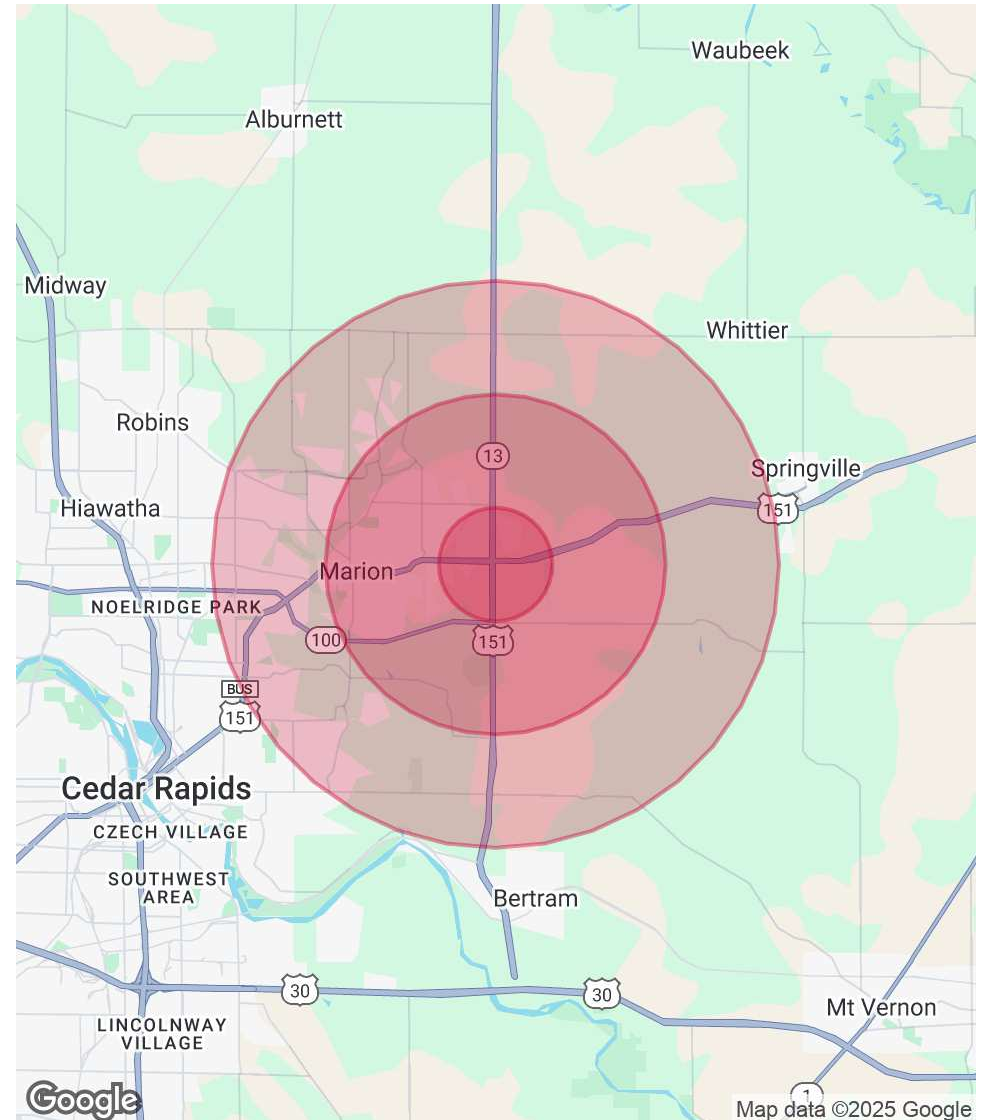


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,145	30,655	59,227
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,126	12,518	24,673
# of Persons per Household	2.4	2.4	2.4
Average Household Income	\$103,819	\$98,406	\$102,802
Average House Value	\$238,899	\$248,379	\$261,770

Demographics data derived from AlphaMap



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