

# BERKSHIRE COMMONS CLIVE, IA

COVENANT  
CONSTRUCTION SERVICES

LOT 8

Guild  
mortgage

Step Ahead  
CHODURA PRESIDENT

DUCHARME  
DEPOSITORIES PC

SHAW CHIROPRACTIC  
PHYSICIAN & DENTIST

Wassner Pediatrics of Central Iowa

LOT 4

GERSHMAN  
MORTGAGE

Sheridan Ave

Utopia  
FAMILY CHIR-PRACTIC

Weissenburger  
Subsidiary of A. J. Weissenburger

IVORY LOTUS

LOT 13

LOT 1

BTS  
BUSINESS  
TRANSITION  
SOLUTIONS

BERKSHIRE DENTAL  
FAMILY - COSMETIC - IMPLANT

LOT 3

LUANA  
SAVINGS BANK

Raccoon River Valley Trail

E Hickman



E Hickman Rd

E Hickman Rd

6

stro

SE Waco

Stivers  
Ford  
LINCOLN

SE Black

EARL  
MAY



# PROPERTY SUMMARY

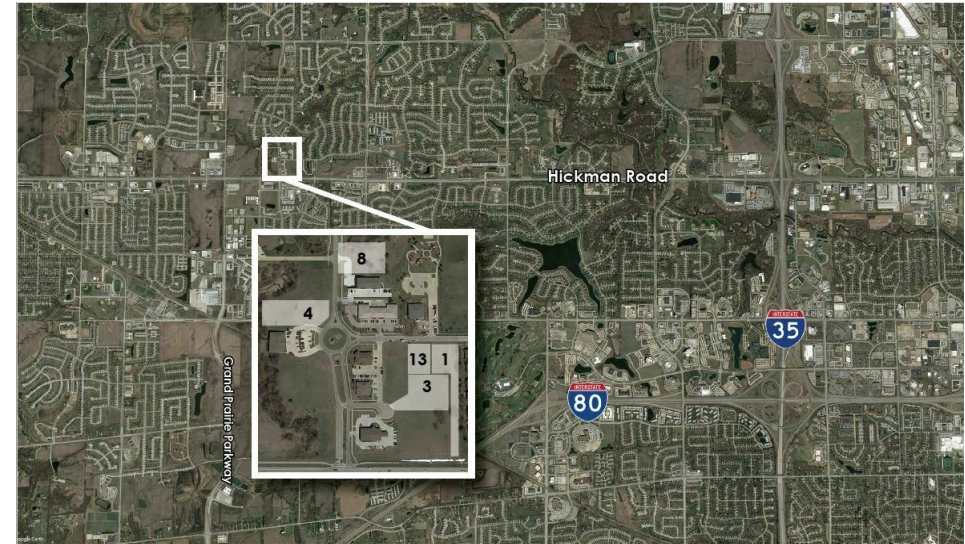
## PROPERTY DESCRIPTION

Multiple lots available in well established Clive Business Park. Situated directly North of Hickman Road, a major East/West thoroughfare, offering convenient access to I-35/80. Nearby amenities include restaurants, hotels, child development centers, Raccoon River Valley Trail and Country Club Glen Park.

## PROPERTY INFORMATION

- Available for Sale or Build-to-Suit
- Business Office C-3
- .45 acres up to 2.55 acres contiguous
- Signalized access at Berkshire Parkway and Hickman
- Utilities to site
- Shovel Ready
- Ideal location for office, medical, other professional type uses
- Walking distance to new Waukee Towne Center

| LAND LOTS       | ADDRESS                | SIZE    |
|-----------------|------------------------|---------|
| Plat One/Lot 4  | 2560 Berkshire Parkway | 1.2 AC  |
| Plat One/Lot 8  | 2675 Berkshire Parkway | 1.15 AC |
| Plat One/Lot 13 | 16340 Sheridan Avenue  | .45 AC  |
| Plat Two/Lot 1  | 16300 Sheridan Avenue  | .9 AC   |
| Plat Two/Lot 3  | 16355 Holcomb Court    | 1.2 AC  |



## OFFERING SUMMARY

|             |                |
|-------------|----------------|
| Sale Price: | \$6.50 / SF    |
| Lot Size:   | .45-2.55 Acres |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,002     | 11,733    | 21,318    |
| Total Population  | 5,479     | 31,963    | 55,352    |
| Average HH Income | \$100,158 | \$108,739 | \$104,453 |

For More Information, Contact:

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# AERIAL MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GeoEye

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