

Prime Highway 20 Location, Epworth Iowa

DUBUQUE-EPWORTH CORRIDOR
HIGHWAY 20 & PLACID ROAD
Potential C-1/C3 Commercial
Opportunity

29.06 Acres
\$3.25 SF

Traffic: 16,500 VPD on Adjacent Hwy
20



29.06 ACRE SITE OVERVIEW

16,500 Vehicles Per Day (AADT)

Prime Highway 20 Frontage

Strong Regional Connectivity Across Tri-State Area

High visibility Commercial Corridor

Daily Commuter and Consumer Traffic

Positioned Within a Growing Retail & Residential Trade Area

29.06 acres @ \$3.25 sf



**Western Dubuque
High School**

Epworth

1st Ave N

E Main

Placid Rd



Advantages of this location

Located directly off US Highway 20 with strong daily traffic counts

Positioned within the rapidly growing Western Dubuque corridor

Strong commuter and school-driven traffic patterns

Ideal for potential convenience, retail, fuel, discount retail, or service commercial development

Limited competing commercial inventory in a high-growth bedroom community

Other wins

Rooftops

Highway 20

Schools

Commuter traffic

No competing retail

Coffee / Drive-Thru Beverage

High Potential Use

Why it works:

Captures morning + afternoon commuter traffic

Strong drive-thru visibility and accessibility

Limited direct specialty coffee competition nearby

Efficient small-footprint development opportunity

Targets:

Scooter's Coffee

7 Brew

Dunkin

Regional or Local drive-thru concepts



Fast Casual / QSR Potential Opportunities

Strong Market Fits

Dairy Queen Grill & Chill

Subway

Taco John's

Culver's (only if growth continues)

Smaller-format national or regional concepts

Note: Larger national concepts likely to require higher traffic counts, larger surrounding populations, and additional residential growth.



Additional Potential Development Opportunities

Hospitality / Limited-Service Hotel

Convenient Retail & Fuel Services

Light Industrial / Logistics Users

Medical or Professional Office

Mixed Use Commercial Development

Senior Housing or Multi-Family Residential

Note: New TIF legislation may make this look even more attractive

Senior Housing & Multi-Family Potential

Why This Use Works:

Growing demand for downsizing and senior-oriented housing.

Highway access with proximity to Dubuque employment and services

Potential Eligibility for housing focused TIF Incentives

Strong opportunity for workforce and age-targeted residential development

Comment:

People from this area in Iowa don't like to move away. It is much more common here for people to keep their parents/family close generationally, increasing a senior housing opportunity.

Why this site wins

Highway frontage

Topography creates elevated visibility opportunities along Highway 20 and may support distinctive site design, signage exposure, and phased development layouts.

Potential C-1/C-3 zoning

Workforce access

Logistics access

Growth corridor

Direct Highway 20 access supports efficient freight movement, customer traffic, and workforce commuting across the tri-state region.



