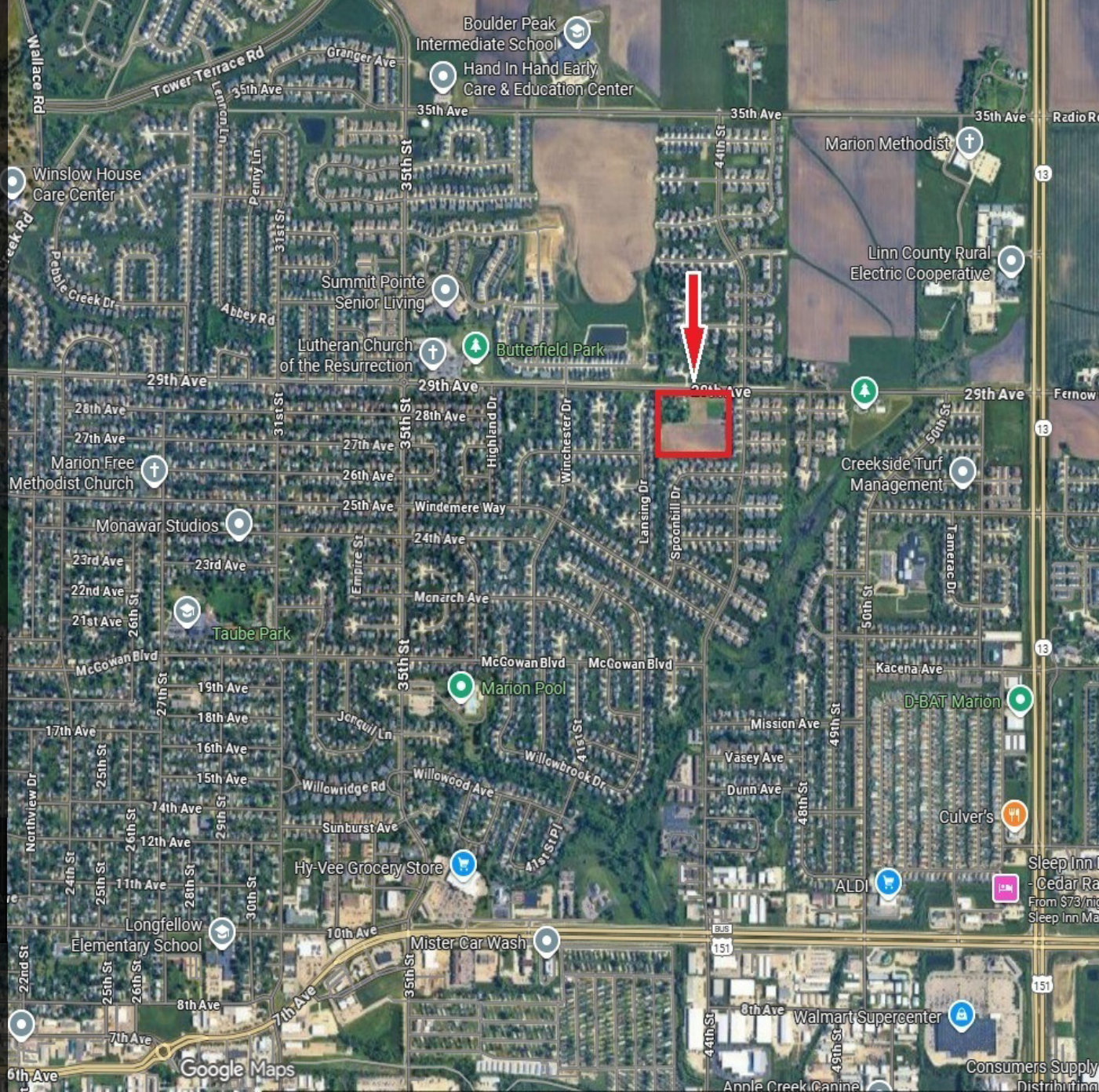


DEVELOPMENT LAND FOR SALE

Lot Size: 10.2 Acres

4355 29TH AVE
MARION, IA 52302



ANGIE GLICK-MARTIN, SIOR

319.731.3409

angie@gldcommercial.com

RACHEL WATERS

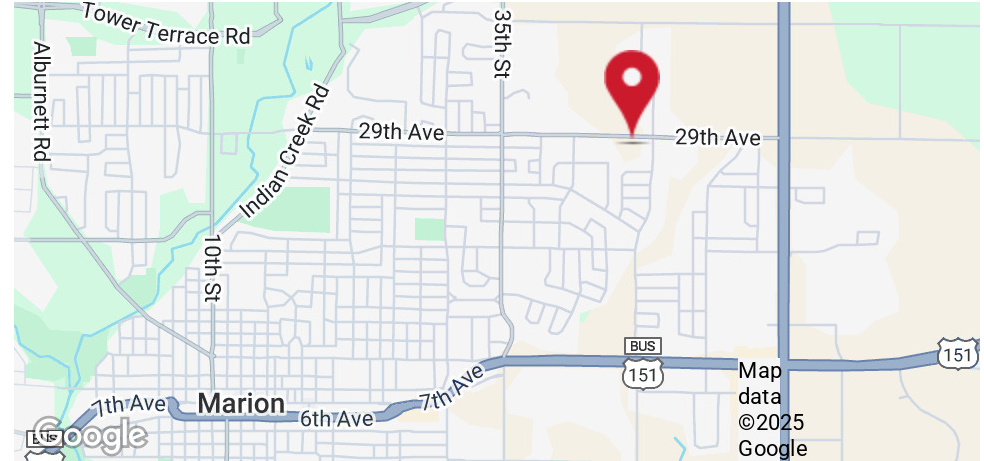
319.731.3435

rachel@gldcommercial.com

427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,050,000

Net Real Estate Taxes: \$5,566.00

Lot Size: 10.2 Acres

Price / Acre: \$102,941

Zoning: Ag

LOCATION OVERVIEW

Located along 29th Ave on Marion's NE side and within minutes of Hwy 13, Hwy 151, Hwy 100 and Uptown Marion.

PROPERTY OVERVIEW

Prime infill site totaling just over 10 acres surrounded by established residential neighborhoods. The City of Marion's Future Land Use Map supports Medium Intensity Residential (SR-3, SR-4 or SR-5) with a target density of 6 to 14 units per acre. Property is currently served by city sewer and well water, with city water accessible along 29th Avenue. Nearly every parcel surrounding the site has already been developed, making this one of the last remaining buildable tracts in the area. Rezoning and concept-plan approval will be required through the City of Marion. Contact listing agent for additional details or to discuss development potential.

PROPERTY HIGHLIGHTS

- Prime infill site
- City utilities available
- Medium-density residential supported

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

AERIAL MAP



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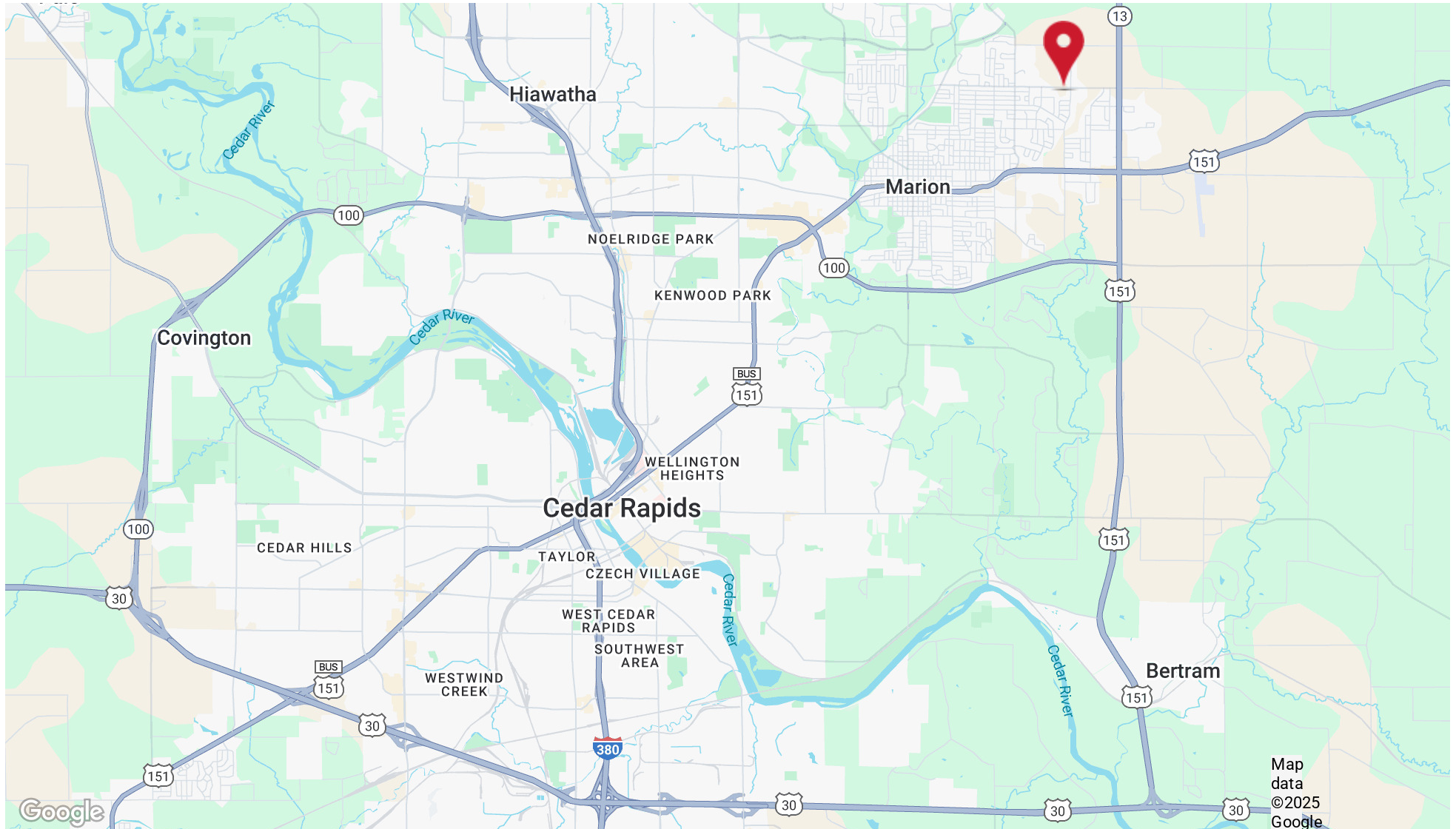
RETAILER MAP



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LOCATION MAP



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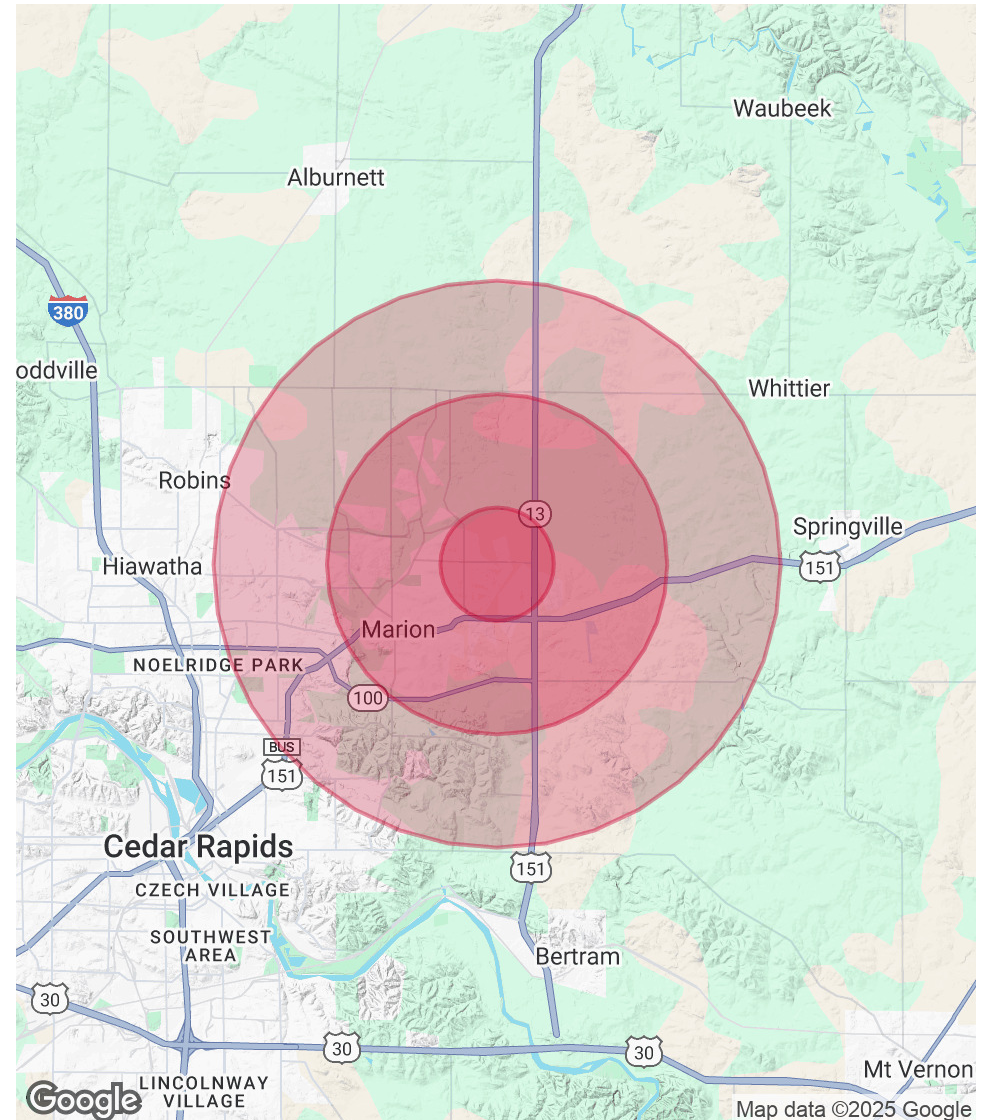
rachel@gldcommercial.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,092	38,181	68,603
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,086	15,322	28,346
# of Persons per Household	2.5	2.5	2.4
Average Household Income	\$113,741	\$104,168	\$106,175
Average House Value	\$245,604	\$258,607	\$259,702

Demographics data derived from AlphaMap



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