

BERKSHIRE COMMONS CLIVE, IA



PROPERTY SUMMARY

PROPERTY DESCRIPTION

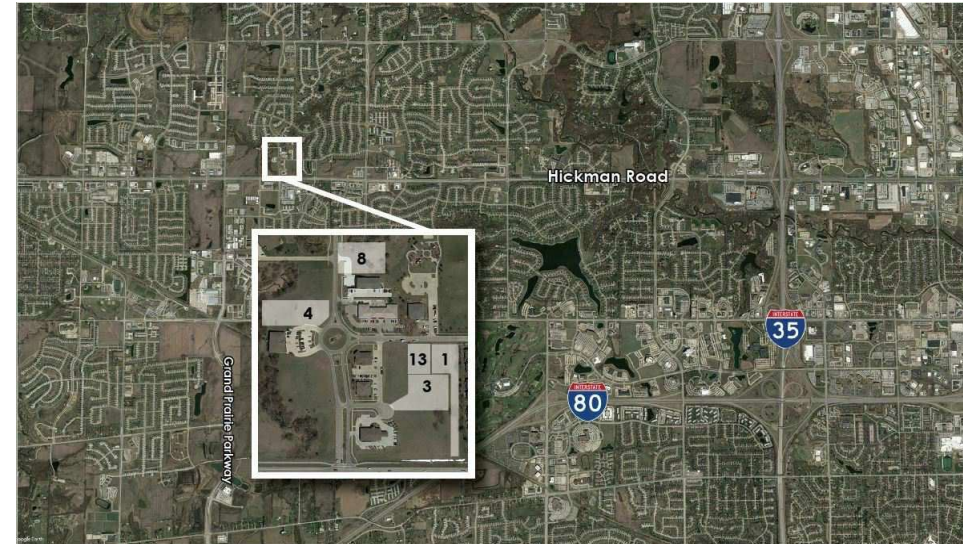
Multiple lots available in well established Clive Business Park. Situated directly North of Hickman Road, a major East/West thoroughfare, offering convenient access to I-35/80. Nearby amenities include restaurants, hotels, child development centers, Raccoon River Valley Trail and Country Club Glen Park.

PROPERTY INFORMATION

- Available for Sale or Build-to-Suit
- Business Office C-3
- 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

		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
Plat One/Lot 13; Plat Two/Lots 1 & 3	Total	2.55 AC



OFFERING SUMMARY

Sale Price:	\$6.50 / SF
Lot Size:	1.15 – 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

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AERIAL MAP



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