



000 Thunder Hills Road, Peosta • \$5,000,000

Courtesy of MLS Reciprocity:
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Red Tree Realty/REAL Broker, LLC



Property Information

MLS Number: 154555
Address: 000 Thunder Hills Road, Peosta
Price: \$5,000,000.00
Lot Dimensions: 50.15 acres
Status: Active
For Lease: No

Property Description

Prime 50.15-acre commercial development opportunity located along highly traveled Highway 20 corridor in Peosta, IA. This offering includes two parcels, approximately 15.93 acres and 34.15 acres and is priced at \$5,000,000. The property is zoned as C-2 General Commercial, allowing for a wide range of permitted uses including retail, restaurants (with or without drive-thru), hospitality, medical and professional offices, automotive services, equipment sales, mini storage, and other commercial applications. With approximately 19,000 vehicles per day, the site offers excellent visibility and accessibility along one of Eastern Iowa's primary transportation routes. The location provides strong regional connectivity and is positioned within a growing commercial and industrial area supported by nearby employers, Northeast Iowa Community College (NICC), and expanding residential development. The size and layout of the property allow for flexibility in development, including potential subdivision subject to approvals. Ideal opportunity for developers, investors, or end users seeking a well-located commercial site in a high-growth corridor. A recent hotel feasibility study supports strong demand for additional lodging in the area. Peosta's growing manufacturing and industrial base, combined with frequent regional tournaments and event activity at the community center and ballfields, creates consistent demand for hotel and extended-stay accommodations from traveling workforce, teams, and event guests. For a market of its size, Peosta generates an outsized level of visitor traffic driven by its concentration of employers and event venues. Continued expansion at Northeast Iowa Community College (NICC), particularly in athletics and programming, is further

increasing demand for hospitality and service-oriented development. This combination of workforce travel and event-driven activity positions the area as an emerging opportunity for new hotel, restaurant & services.

Commercial Information

Total Units: 0 **Garage:** 0

Roof: Other

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