



I-380 / 120TH STREET NW

Lot Size: 3 - 21.5 Acres

I-380 / 120TH STREET NW
SWISHER, IA 52338

JENN SEXTON

319.731.3414

jenn@gldcommercial.com

ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com

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

GLD | COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	See Property Overview and Page 3
Lot Size:	3-21.5 Acres
Price / SF:	\$3.00 - \$6.29/SF
Zoning:	Commercial Highway

LOCATION OVERVIEW

Located off I-380 and 120th Street Northwest in Swisher.

PROPERTY OVERVIEW

Whether you're an investor, commercial developer or owner/occupant this property presents a rare opportunity to secure one of the most visible and accessible locations in the corridor. This commercial lot is pad-ready with visibility from I-380, and frontage from 120th St NW in Swisher. This parcel offers exceptional exposure and accessibility. Zoned highway commercial, high traffic counts, minutes from Cedar Rapids and Iowa City, and pad-ready with utilities nearby.

Lot A: 3 Ac \$392,500; Lot B: 3 Ac \$392,500; Lot D: 15.5 Ac \$4,250,000; Lots A & B: 6 Ac \$785,000; Lots A,B,D: 21.5 Ac: \$5,035,000

PROPERTY HIGHLIGHTS

- Zoned Commercial Highway
- Highly accessible and visible from I-380 and 120th St NW
- Pad-ready

JENN SEXTON

319.731.3414

jenn@gldcommercial.com

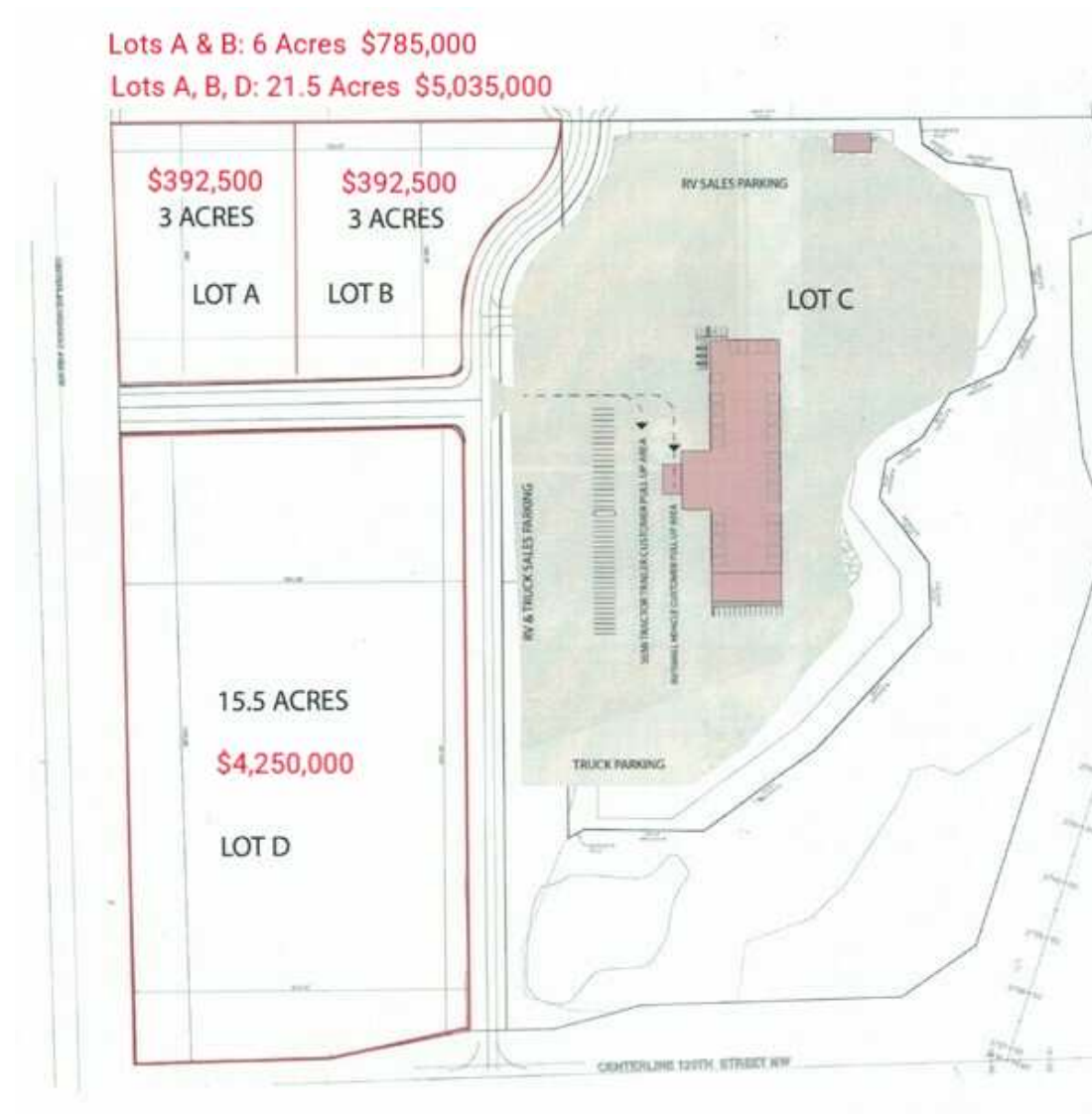
ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com

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

CONCEPT DRAWING



JENN SEXTON

319.731.3414

jenn@gldcommercial.com

ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com

ADDITIONAL PHOTOS



JENN SEXTON

319.731.3414

jenn@gldcommercial.com

ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com

ADDITIONAL PHOTOS



JENN SEXTON

319.731.3414

jenn@gldcommercial.com

ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com

DRONE PHOTOS



JENN SEXTON

319.731.3414

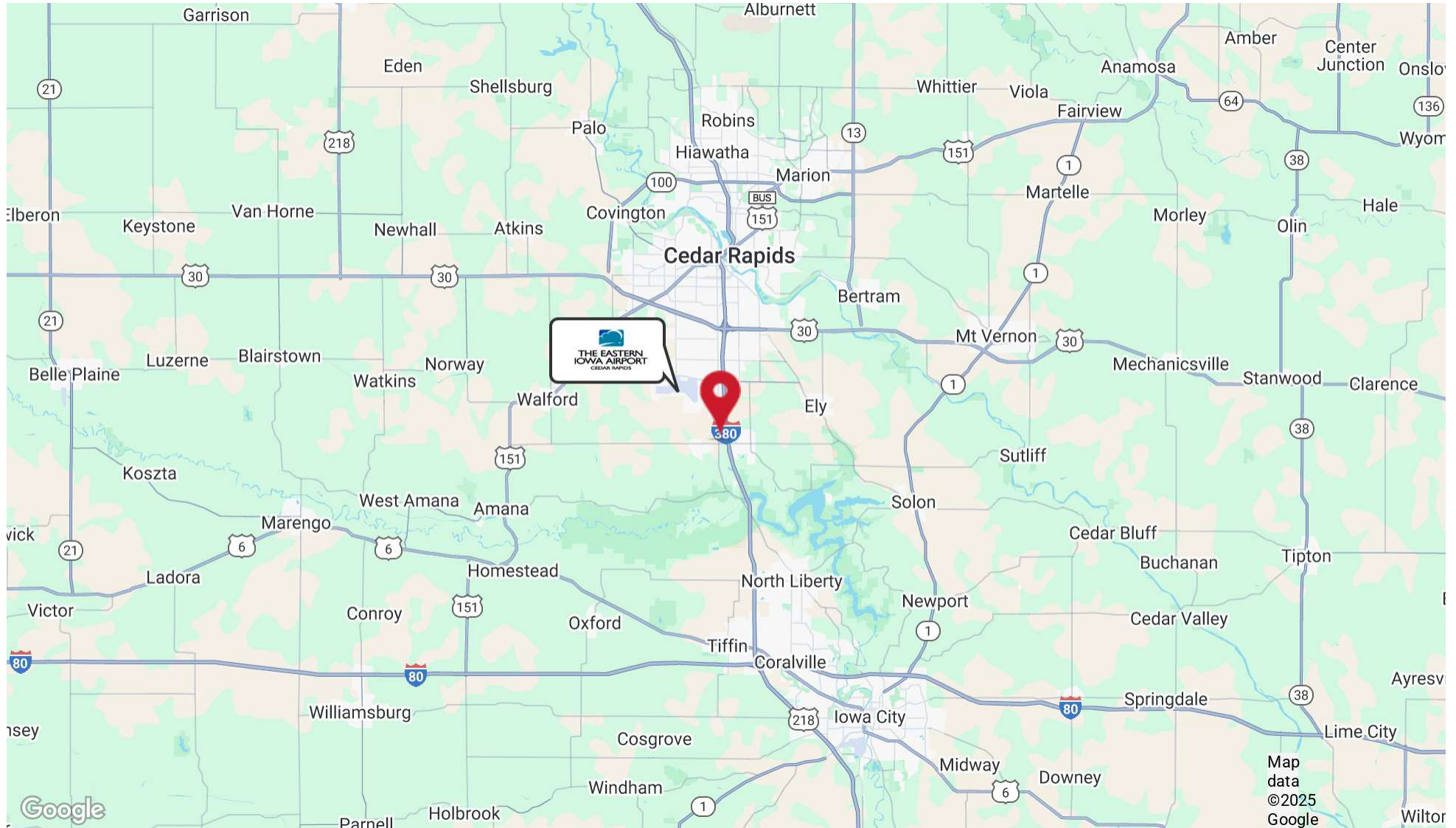
jenn@gldcommercial.com

ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com

LOCATION MAP



JENN SEXTON

319.731.3414

jenn@gldcommercial.com

ERICA SEELMAN, SIOR

319.731.3412

erica@gldcommercial.com