

# La Porte Road Land

AW Commercial & Development

*Presented by:*

**Phillip Shirk**

President / Realtor®

(319) 239-4446

phillip@amywienands.com

Lic: IA S631010

**Blake Keating**

Commercial Specialist / Realtor®

(319) 480-4213

blake@amywienands.com

Lic: IA S71492000

La Porte Road  
Waterloo, IA 50702



**AW COMMERCIAL**  
REAL ESTATE & DEVELOPMENT

## OFFERING SUMMARY

ADDRESS	La Porte Road Waterloo IA 50702
COUNTY	Black Hawk
PRICE	\$2,200,000
LAND ACRES	49.360
ZONING TYPE	R-3
# OF PARCELS	4

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	6,678	48,339	73,877
2022 Median HH Income	\$49,571	\$51,411	\$53,260
2022 Average HH Income	\$62,313	\$67,816	\$71,940

2022 Population	6,678	48,339	73,877
2022 Median HH Income	\$49,571	\$51,411	\$53,260
2022 Average HH Income	\$62,313	\$67,816	\$71,940

### Location, Location, Location:

- Situated at the crossroads of convenience and charm, this nearly 50-acre gem boasts an enviable location with easy access to major highways, thoroughfares, and essential amenities. Its strategic positioning ensures seamless connectivity to nearby towns and cities, fostering a vibrant hub for commerce and community.

### Zoned R-3 Versatility:

- The property's coveted R-3 zoning designation opens the door to an array of commercial possibilities. Whether envisioning mixed-use developments, residential complexes, retail centers, or a combination thereof, this versatile zoning provides the flexibility needed to bring ambitious plans to life.

### Investment Potential:

- The prime location, substantial acreage, and R-3 zoning converge to create a compelling investment opportunity. Astute investors have the chance to capitalize on the region's growth trajectory and capitalize on the demand for well-designed, strategically located commercial real estate.



### Visionary Development:

- As an undeveloped canvas with vast potential, this property invites visionary developers to shape the landscape and cultivate a harmonious blend of innovation, functionality, and aesthetics. Imagination is the only limitation in transforming this blank slate into a thriving, dynamic space.

### Visionary Development:

- As an undeveloped canvas with vast potential, this property invites visionary developers to shape the landscape and cultivate a harmonious blend of innovation, functionality, and aesthetics. Imagination is the only limitation in transforming this blank slate into a thriving, dynamic space.

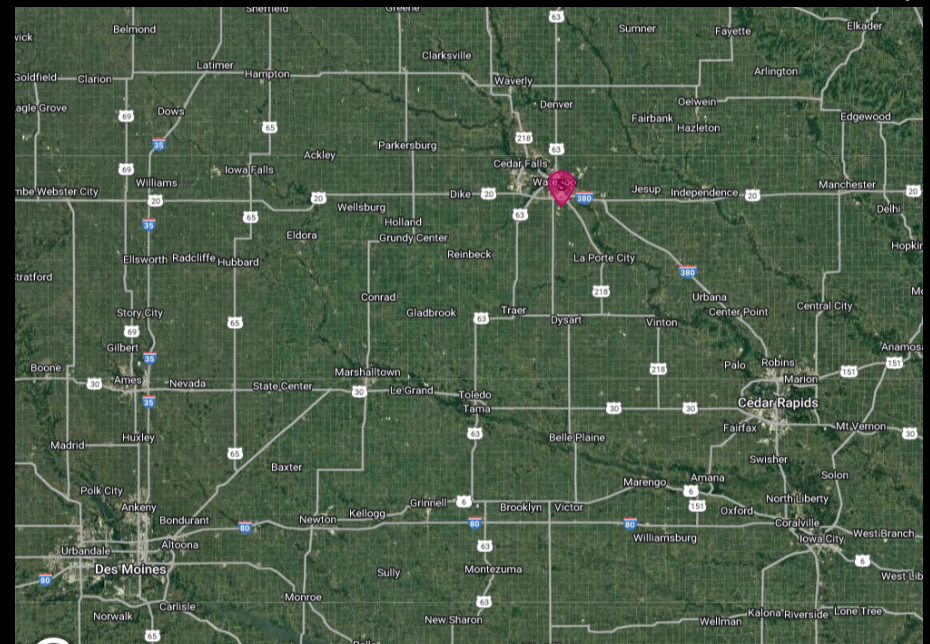
## Location Highlights

- **Prime Location:** The property is situated on La Porte Road in Waterloo, IA, which is known for its thriving commercial activity and accessibility. It is a highly desirable location for businesses due to its proximity to major highways and transportation routes.
- **Growing Business Hub:** The area surrounding the property has witnessed significant economic growth in recent years. It is home to several prominent corporations and industries, including John Deere, Tyson Foods, and CBE Companies. This indicates a strong business environment and potential for future investment.
- **Retail and Dining Options:** The vicinity offers a wide range of retail and dining options, attracting both locals and visitors. Crossroads Center, a popular shopping mall, is nearby, along with various other retail centers, restaurants, and cafes. This ensures a steady flow of foot traffic and potential customers for businesses in the area.
- **Education and Workforce:** Waterloo is known for its strong educational institutions, including the University of Northern Iowa and Hawkeye Community College. This provides a skilled and educated workforce, making the area attractive to businesses seeking talented employees.
- **Proximity to Recreation:** The property is situated close to recreational areas and amenities. George Wyth State Park, Lost Island Water Park, and Cedar Valley SportsPlex are within a short distance, offering opportunities for leisure activities and attracting visitors to the area. This can be advantageous for businesses in the hospitality and entertainment sectors.

Regional Map



Locator Map



# La Porte Road Land

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AW Commercial & Development and it should not be made available to any other person or entity without the written consent of AW Commercial & Development.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AW Commercial & Development. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AW Commercial & Development has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, AW Commercial & Development has not verified, and will not verify, any of the information contained herein, nor has AW Commercial & Development conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**Phillip Shirk**

President / Realtor®

(319) 239-4446

phillip@amywienands.com

Lic: IA S631010



**Blake Keating**

Commercial Specialist / Realtor®

(319) 480-4213

blake@amywienands.com

Lic: IA S71492000



**AW COMMERCIAL**  
REAL ESTATE & DEVELOPMENT