

STANFORD SUBDIVISION

4th St SW & Tiffany Dr Mason City, IA 50401



OFFERING SUMMARY	
Total Size:	3.90 AC
Sale Price:	\$325,000
Lot 3	
Size:	1.46 AC
Sale Price:	\$225,000
Lot 4	
Size:	2.44 AC
Sale Price:	\$180,000
4th St SW:	21,300 VPD
Zoning:	Z4

LOCATION OVERVIEW

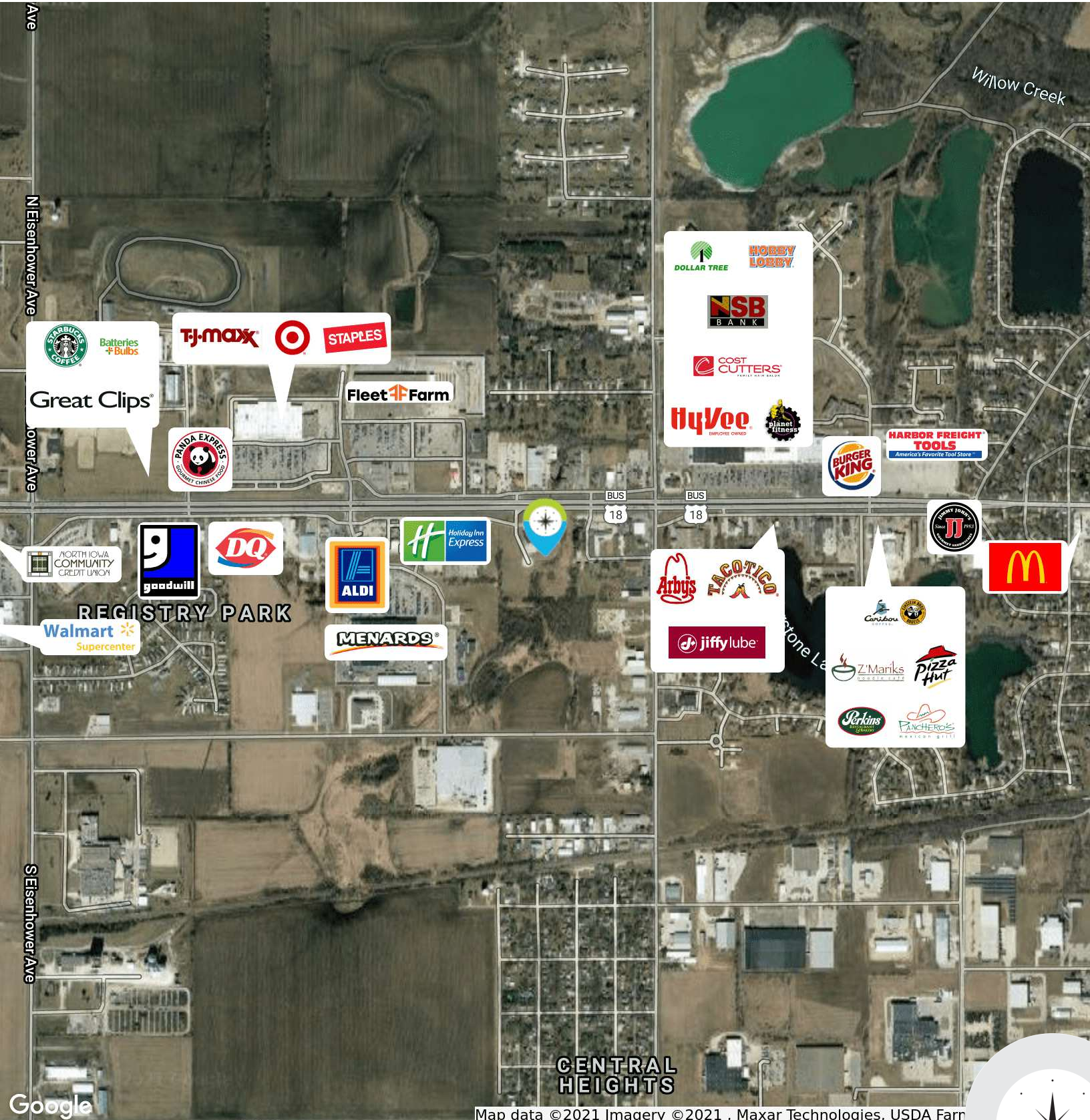
Discover the vibrant potential of the Stanford Subdivision in Mason City, IA! The surrounding area offers a perfect mix of commercial and residential opportunities that make it an attractive location for prospective land and retail investors. With its convenient access to major roadways and its proximity to notable points of interest like the Music Man Square and the Charles H. MacNider Art Museum, the area presents an exciting prospect for development. The thriving local economy, coupled with the community's emphasis on growth and progress, sets the stage for success for any investor considering this prime location.

PROPERTY HIGHLIGHTS

- All utilities to the site
- Great location in the heart of Mason City's retail corridor
- Retailers draw from an exceptionally large trade area
- Several national retailers in the immediate area
- Z4 Multi-Use District: permit mixture of retail, personal and business service, office, lodging, automotive service, civic and medium to high density residential uses

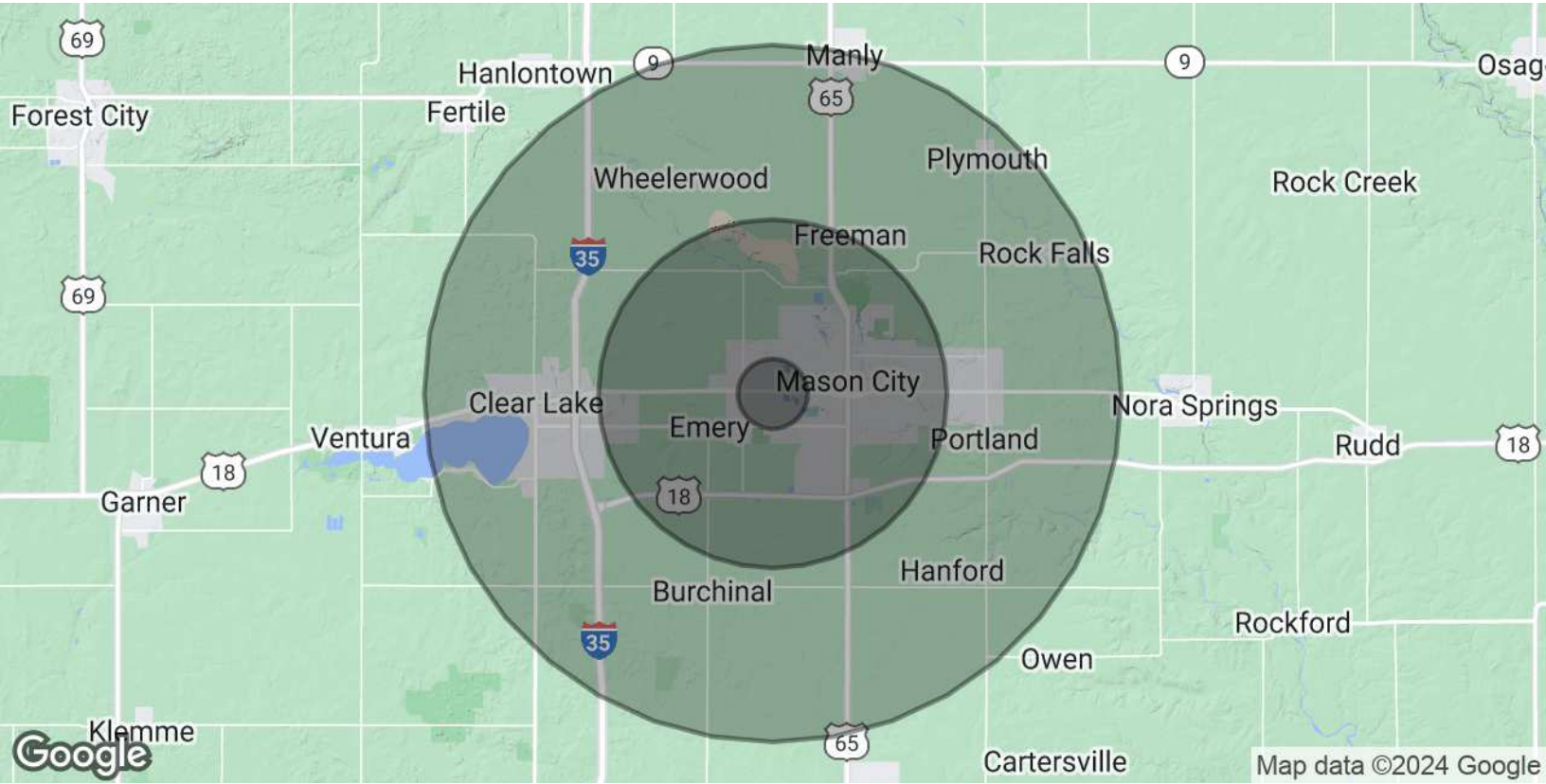


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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	890	35,055	49,964
Average Age	43.3	40.6	41.4
Average Age (Male)	42.3	38.7	39.4
Average Age (Female)	43.8	42.8	43.8

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	399	16,228	22,641
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$60,230	\$50,486	\$54,509
Average House Value	\$135,846	\$126,999	\$135,978

2020 American Community Survey (ACS)

