

DEVELOPMENT OPPORTUNITY

Lot Size: 34.55 Acres

HWY 965 - 140TH ST NW
SWISHER, IA 52338

Traffic Counts per IDOT
2024 Ann Avg Daily Traffic

***Lot Lines Are Approximate**



ANGIE GLICK-MARTIN, SIOR

319.731.3409

angie@gldcommercial.com

RACHEL WATERS

319.731.3435

rachel@gldcommercial.com

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



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,986,625
Lot Size:	34.55 Acres
Price / Acre:	\$57,500
Zoning:	Ag

LOCATION OVERVIEW

Located at the NE corner of Hwy 965 & 140th St, Swisher.

PROPERTY OVERVIEW

Prime development opportunity in Johnson County, Iowa, along highly traveled Highway 965 in Swisher. This property totals just over 34 acres and is located in a growing corridor between Cedar Rapids and Iowa City with a demand for commercial and industrial uses. The future land use map supports commercial development, and the site is subject to a fringe area agreement. A public well will serve the property, with each lot supported by individual septic systems. Attached concept plan is for illustrative purposes only—owners will not subdivide.

PROPERTY HIGHLIGHTS

- Highway 965 frontage
- Development area positioned for long-term growth
- Concept plan available

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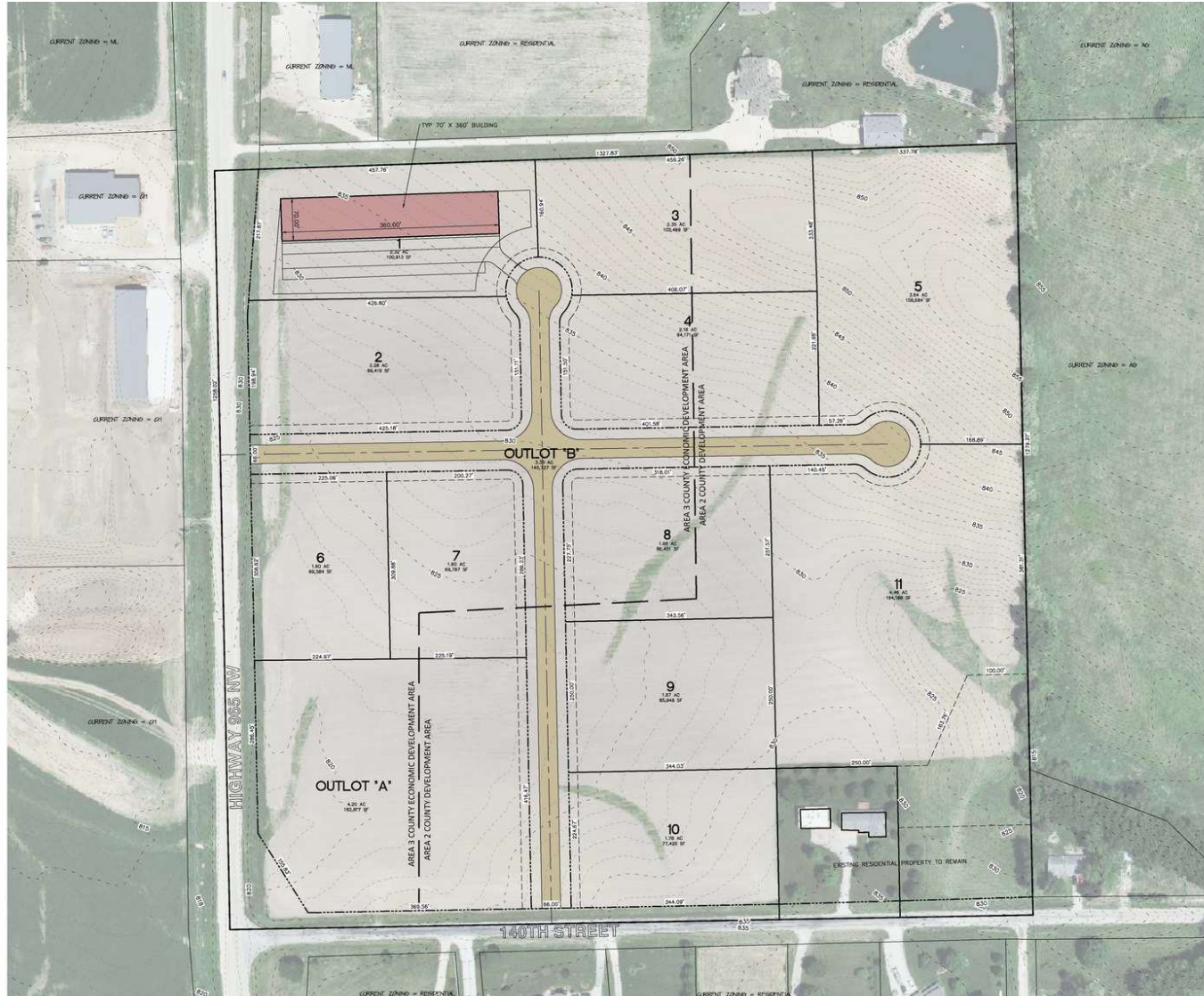
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

CONCEPT PLAN



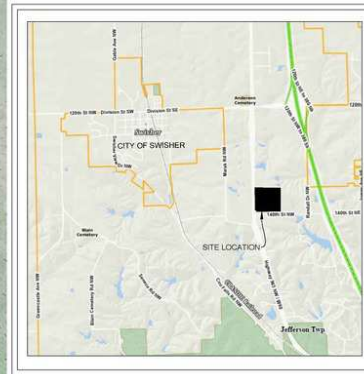
M. LIGHT INDUSTRIAL ZONING DISTRICT

ZONING	SETBACKS
C	FRONT - 50 FEET REAR - 50 FEET SIDE - 10 FEET BUFFER YARD (REAR) - 10 FEET BUFFER YARD (SIDE) - 15 FEET
CH	FRONT - 40 FEET REAR - 40 FEET SIDE - 10 FEET BUFFER YARD (REAR) - 10 FEET BUFFER YARD (SIDE) - 15 FEET
ML	FRONT - 50 FEET REAR - 50 FEET SIDE - 10 FEET BUFFER YARD (REAR) - 10 FEET BUFFER YARD (SIDE) - 15 FEET

* BUFFER YARDS ARE REQUIRED ON ALL PROPERTY LINES ADJACENT TO A PROPERTY LOCATED IN THE AR, RM, RM-2, RM-3 OR RM-4 DISTRICTS PER SECTION 8.25(B).

NOTES:

1. PROPERTY IS APPROXIMATELY 124 ACRES
2. OUTLOT 'B' IS INTENDED FOR ILLUSTRATION OF A PRIVATE SUBDIVISION STREET
3. OUTLOT 'A' IS INTENDED FOR ILLUSTRATION OF A PRIVATE SUBDIVISION STREET
4. AREA IS SUBJECT TO JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE AND 24E FRINGE AREA AGREEMENT WITH THE CITY OF SWISHER
5. ZONING INFORMATION IS CURRENT AND PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED WITH JOHNSON COUNTY PLANNING, DEVELOPMENT AND SUSTAINABILITY OFFICE



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1017 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6292
www.mmsconsultants.net

Date: Revision:

WEST COMMERCIAL
EAST COMMERCIAL

DeSLOOVER CONCEPT

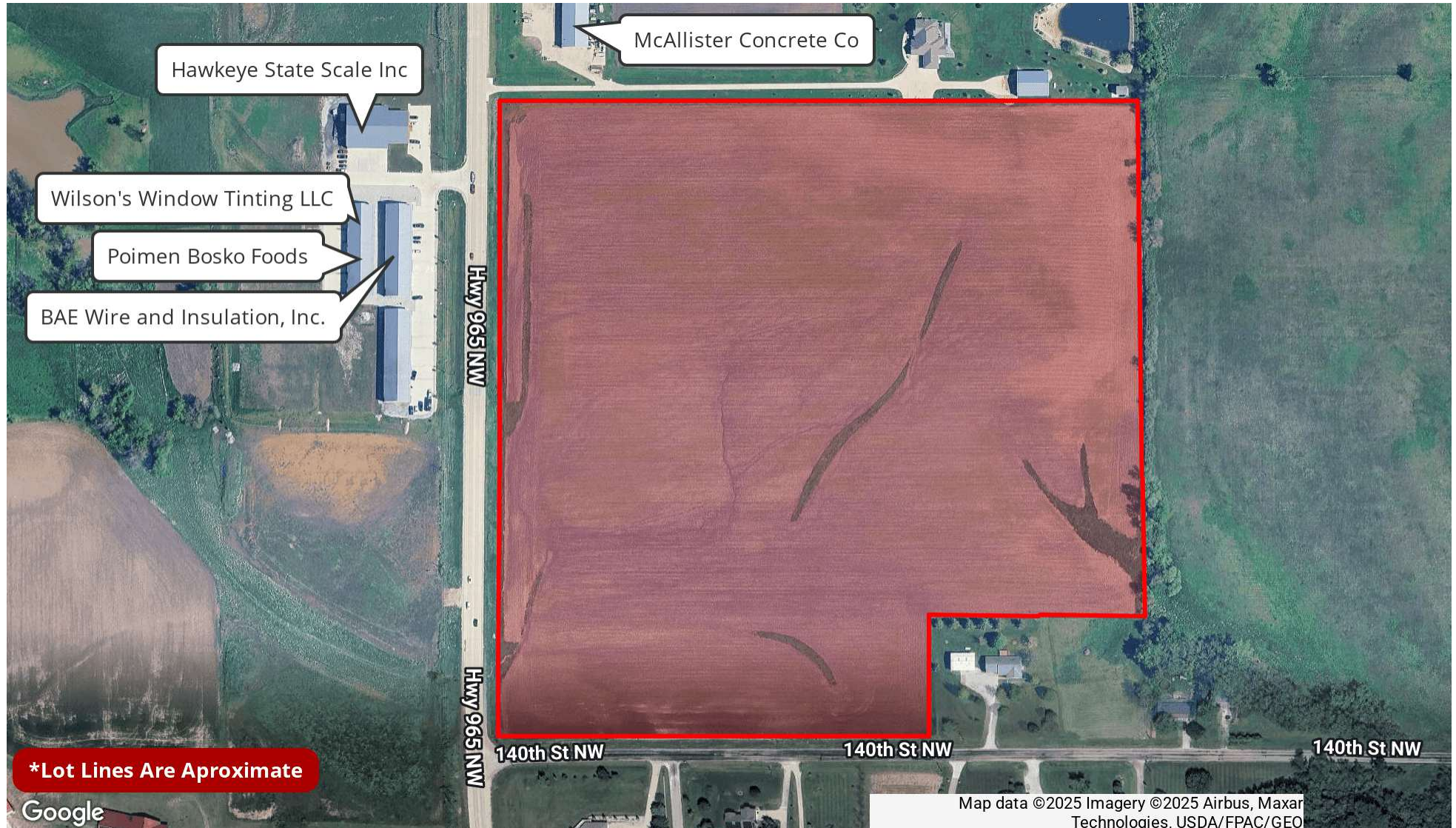
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 7/18/2025
Designed by: LSS
Drawn by: LSS

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AERIAL MAP



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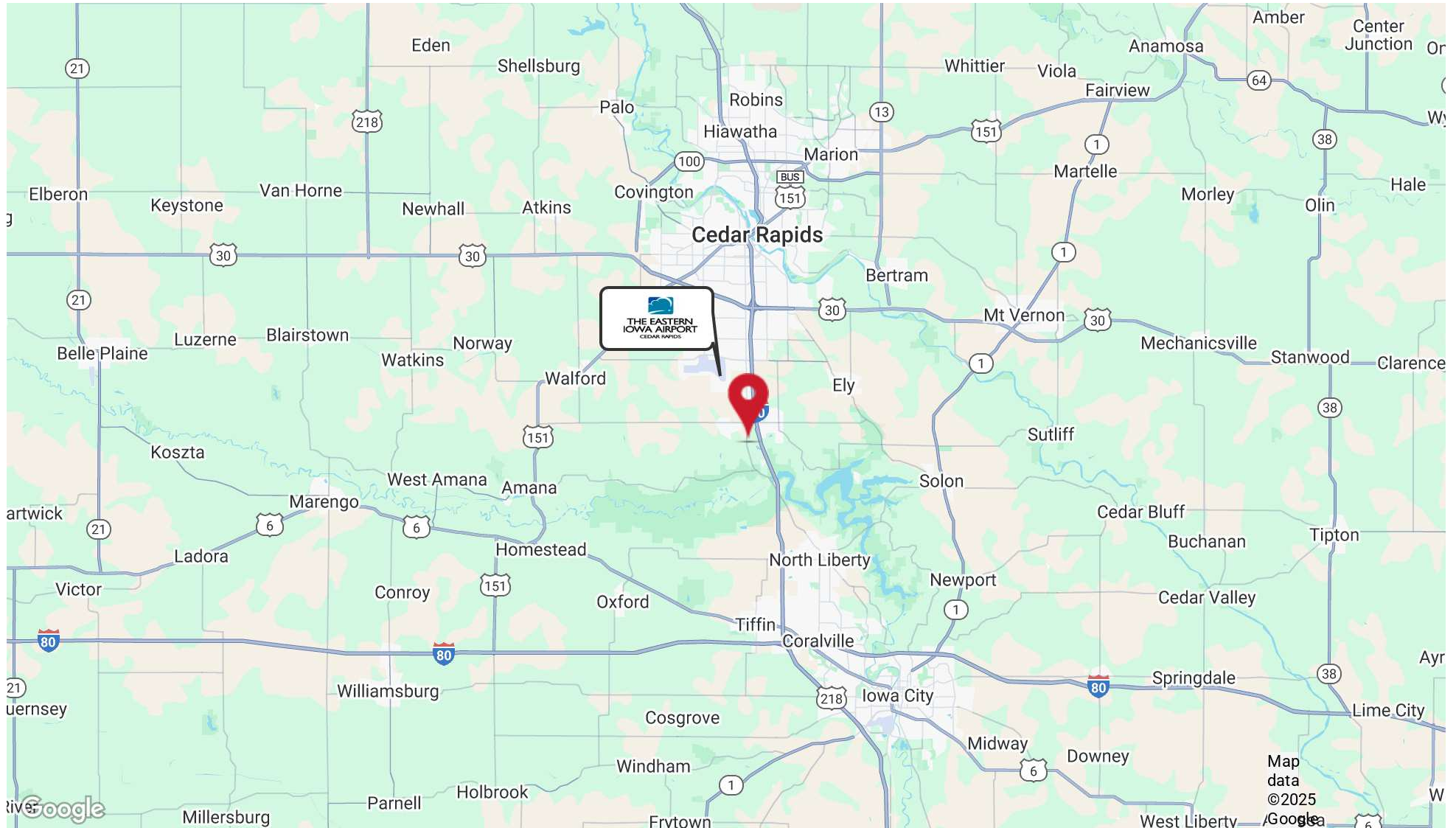
AREA MAP



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LOCATION MAP



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