

Minneapolis



Peosta, IA

Q4
DEVELOPMENT
LAND
FOR SALE



Kansas City

St. Louis

OFFERING MEMORANDUM

49.42 Acres of Development Land, Peosta, IA

Craig Byers, CCIM
319-294-3339

Jason Rogers, BROKER
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Austin Geasland, AGENT
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1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com.com



REAL ESTATE



DISCLOSURE

This confidential Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Q4 Real Estate. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. No fee will be paid to co-operating broker.

Neither the Owner or Q4 Real Estate, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Q4 Real Estate. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Q4 Real Estate.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Q4 Real Estate.



PROPERTY HIGHLIGHTS

Lot 1

Acres: 7.5
Price: \$4,410,450.00
Price PSF: \$13.50

Lot 2

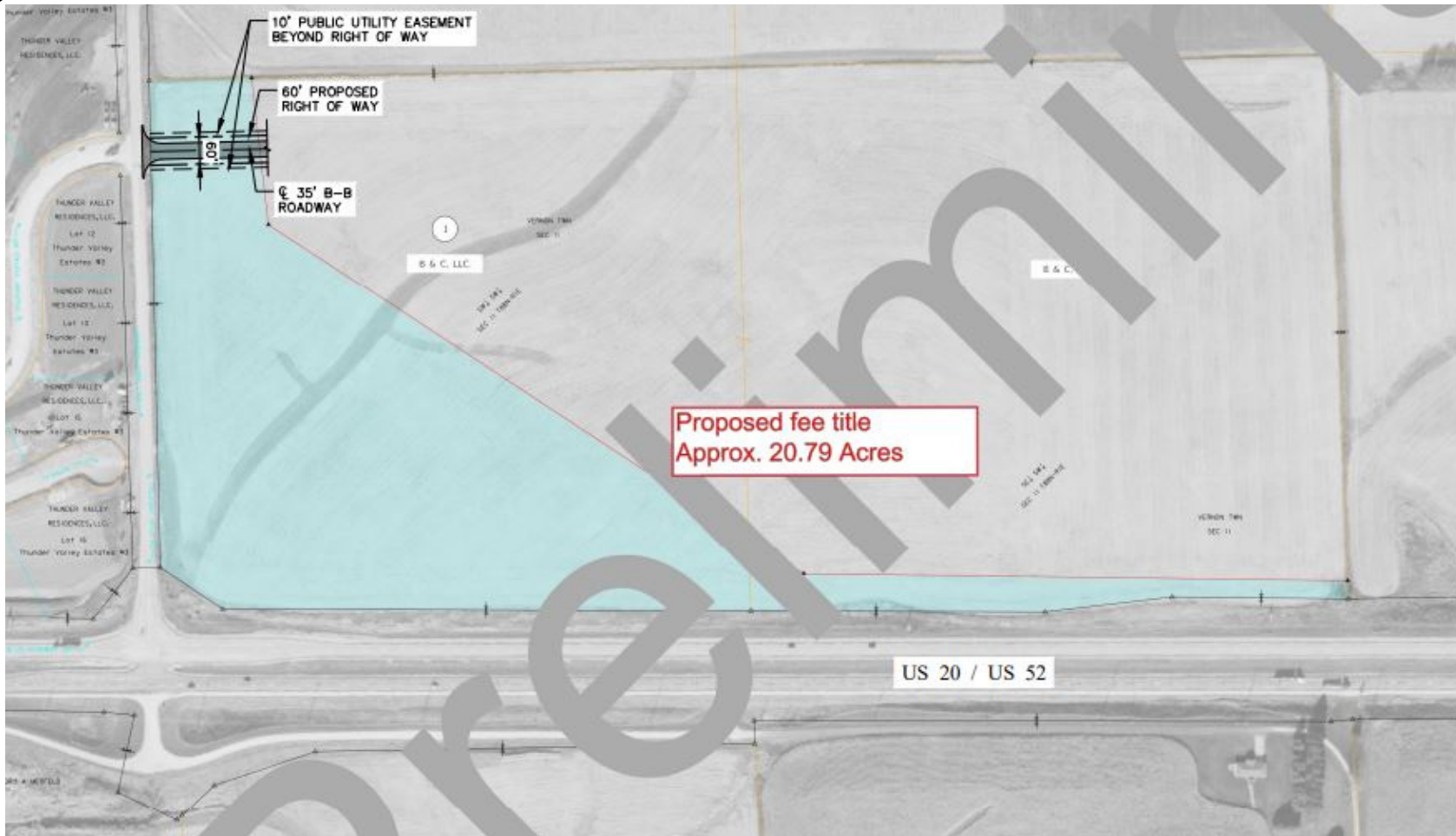
Acres: 41.92
Price: \$8,000,000.00
Price PSF: \$4.38

Lot 3 (Lots 1 & 2)

Acres: 49.42
Price: \$12,000,000.00
Price PSF: \$5.57



- **Location:** Located next to Highway 20 between Cottingham Rd/Lost Canyon Rd and future Thunder Hills Rd Interchange in Peosta, Iowa.
- **Distance to Other Major Cities** - short 20 minute drive to Dubuque and under 6 hour driving distance to Metropolitan Areas such as Chicago, Omaha, Minneapolis/St. Paul, Madison, Milwaukee, St. Louis and Kansas City
- **Zoning** - Land is zoned **C-2** (Commercial) to **M-2** (Manufacturing)
- **Land Acres** - **49.42** total acres are comprised of two contiguous parcels
- **Land Description** - Seller to deliver a “pad-ready” site
- **Land Options** - Land can be **Subdivided** into smaller parcels
- **Traffic Volumes** - **19,000+** daily traffic counts on routes to area attractions such as the Field of Dreams and Sundown Mountain Resort

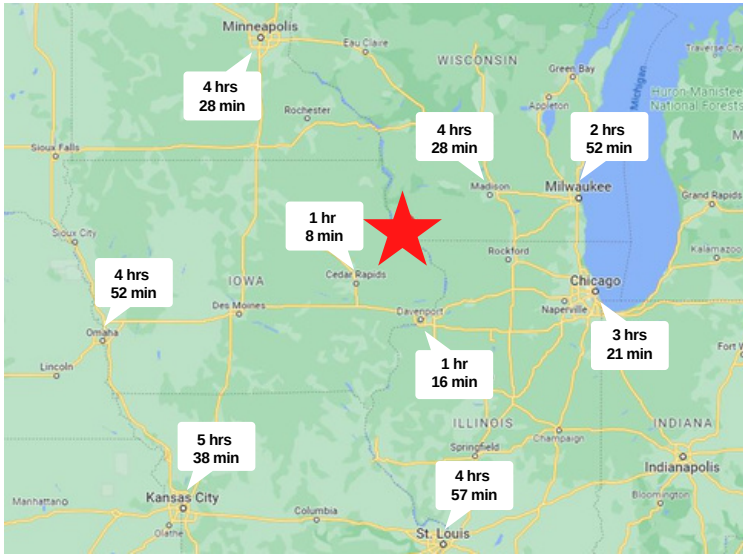


The Iowa DOT will acquire approximately 20.79 acres of land on the west side of the subject property with intentions of constructing a newer and safer intersection where Thunder Hill Rd intersects Highway 20.

The construction of these infrastructures will boost the traffic counts and commuters into Peosta and will make it much easier for both East and West bound commuters to make it on and off Highway 20 safely.

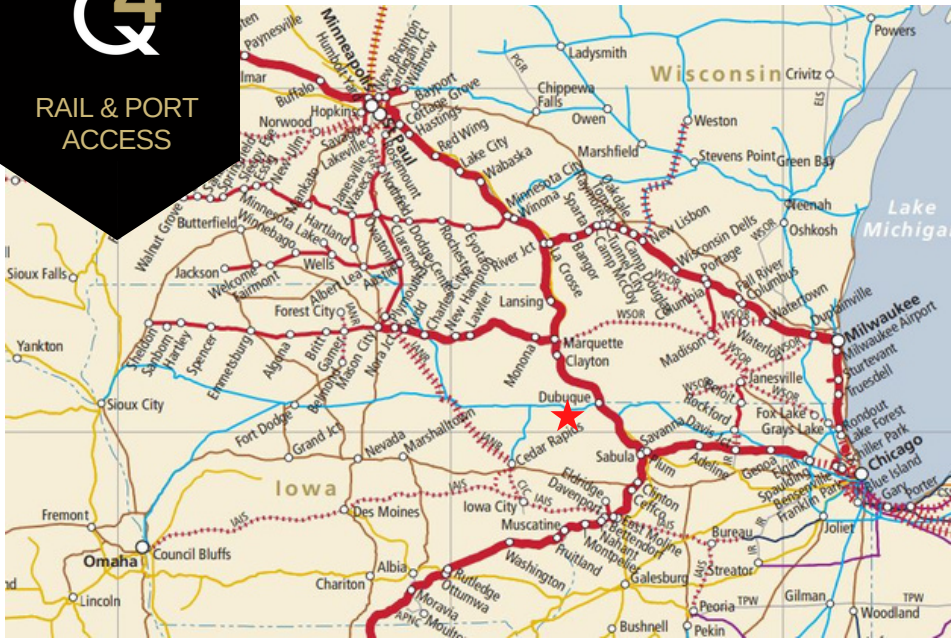


LOCATION MAPS

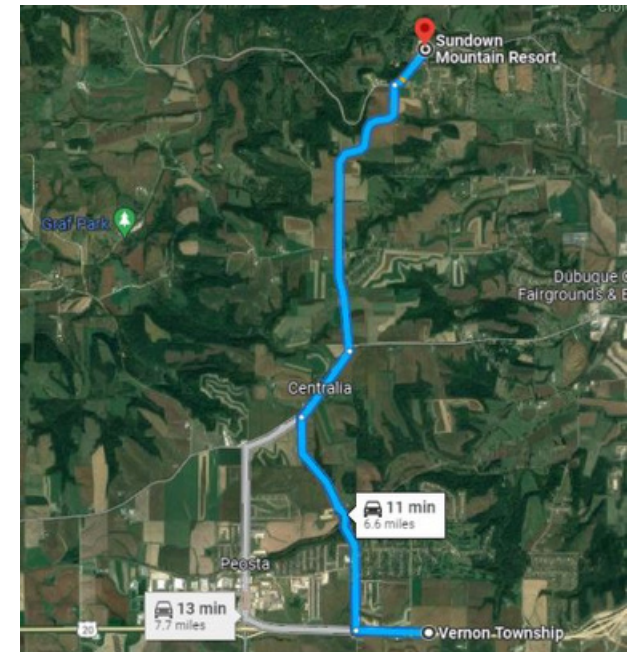




RAIL & PORT ACCESS



Less than 15 miles to the Mississippi River and the Canadian Pacific Rail System, the subject property offers an easy and centralized opportunity for manufacturers and distributors to move their product across North America and the world. The CP/KCS Merger will put Peosta, Iowa in the center of a Continent-Wide Distribution Channel.



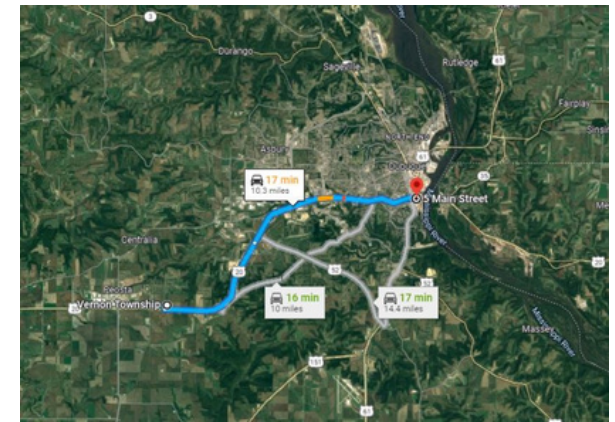
Sundown Mountain is an 85-acre ski resort located in Dubuque, Iowa. Just over six miles from the development land site, this beautiful scenic resort has been in operation for 50 years and continues to provide families and vacationers of all ages and all activity levels the ability to experience a variety of outdoor winter activities including skiing and snowboarding.

This Midwest winter attraction not only provides an unforgettable experience but also a breathtaking backdrop of snow-frosted cedar trees, to the large crowds it draws in from all over eastern Iowa and the surrounding areas.

Sundown Mountain features state-of-the-art snowmaking and is currently the only Midwest ski resort to receive the NSSA Award of Excellence. The resort is also named as an Indy Pass Resort partner.



AREA INFORMATION

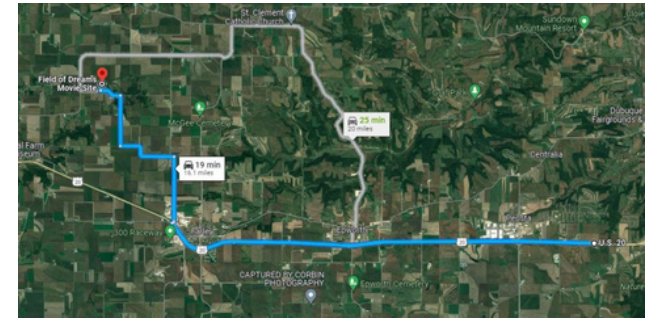


Dubuque is Iowa's oldest city, and a historical and cultural center featuring many historic sites, architectural Historic Districts with well-preserved buildings and homes, a revitalized main street, history and art museums, live theaters, ballet troupes, a symphony, three private colleges, two seminaries, a Bible college, libraries and a local history research center, recreational and sports venues, beautiful parks, a state park and nature interpretive center, miles of hiking and biking trails, a scenic railway, and the Mississippi River. Dubuque also boasts two casinos, eight local breweries, incredible foodie scene, an ice arena, USHL Fighting Saints Hockey Team, and river boat excursions.

2021 population count of 59,119, Dubuque has received some notable accolades including 100 Best Communities for Young People, Most Livable Small City, an Iowa Great Place, and five-time All-America City. Dubuque has earned its slogan of "Masterpiece on the Mississippi."

In the late 1990s, through a \$40 million state Vision Iowa grant, the city embarked on a \$188 million revitalization project, one of the most successful in the state. Phase I included the Port of Dubuque encompassing the Mississippi Riverwalk, National Mississippi River Museum and Aquarium, Grand River Center, Grand Harbor Resort, and Star Brewery. Port of Dubuque is now a beautiful gateway for the city and to the entire state of Iowa.





Located in Dyersville, Iowa, part of the Dubuque Metropolitan Area, is the iconic Kinsella family farm and Field of Dreams baseball complex from the classic 1989 movie.

There are several memorable attractions at the Field of Dreams site. Visitors can go on a guided 30-minute tour of the home where they learn about the history of the Lansing family homestead in the early 20th century and how it transformed into the Kinsella family farm for the movie. There are also opportunities to spend the night in the remodeled three-bedroom farmhouse where guests are welcomed by Movie Site staff. The Field of Dreams site features Baseballism, a retail shop where visitors can purchase official apparel. Baseballism began as a youth baseball camp teaching fundamentals of the game as well as lessons learned on the diamond. The famous ball field can be reserved for private rental, and the original 1870s barn has been renovated into a modern event center available to rent out for special events.

FUTURE EXPANSION

Exciting new developments are happening at the Field of Dreams site. There is an \$80 million expansion project adding nearly 100 more acres west of the original 190-acre farm. In addition, the City of Dyersville was awarded \$12.5 million toward the total \$50 million "This is Iowa Ballpark" project to construct a permanent multi-use stadium to host pro baseball games, collegiate baseball tournaments, and other year-round events. This is a phased project with a private investment of \$80 million, including nine ball fields, a hotel and event space, and an outdoor concert amphitheater.



Key Facts

Thunder Hills Rd, Peosta, Iowa, 52068
Ring of 15 miles



KEY FACTS

102,705

Population



2.4

Average Household Size



40.6

Median Age

\$66,665

Median Household Income

EDUCATION



6%

No High School Diploma



33%

High School Graduate



28%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,082

Total Businesses



60,262

Total Employees

EMPLOYMENT



59.5%

White Collar



25.4%

Blue Collar



15.0%

Services



2.7%

Unemployment Rate

INCOME



\$66,665

Median Household Income



\$36,468

Per Capita Income



\$184,766

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$150,000 - \$199,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	8.9%	-0.1%	
\$15,000 - \$24,999	6.6%	-0.1%	
\$25,000 - \$34,999	7.2%	-0.1%	
\$35,000 - \$49,999	13.0%	-0.1%	
\$50,000 - \$74,999	19.1%	-0.6%	
\$75,000 - \$99,999	15.0%	+0.2%	
\$100,000 - \$149,999	18.6%	+0.4%	
\$150,000 - \$199,999	5.5%	+0.1%	
\$200,000+	6.0%	0	

Bars show deviation from

Dubuque County ▼

AGE PYRAMID



The largest group:

2022 Males Age 5-9

The smallest group:

2022 Males Age 85+

Key Facts

Thunder Hills Rd, Peosta, Iowa, 52068
Ring of 100 miles



KEY FACTS

3,055,500

Population



2.4

Average Household Size



39.6

Median Age

\$67,785

Median Household Income

EDUCATION



6%

No High School Diploma



30%

High School Graduate



31%

Some College



34%

Bachelor's/Grad/Pr of Degree

BUSINESS



117,667

Total Businesses



1,741,608

Total Employees

EMPLOYMENT



59.8%

White Collar



25.4%

Blue Collar



14.8%

Services



3.0%

Unemployment Rate

INCOME



\$67,785

Median Household Income



\$38,184

Per Capita Income



\$164,741

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

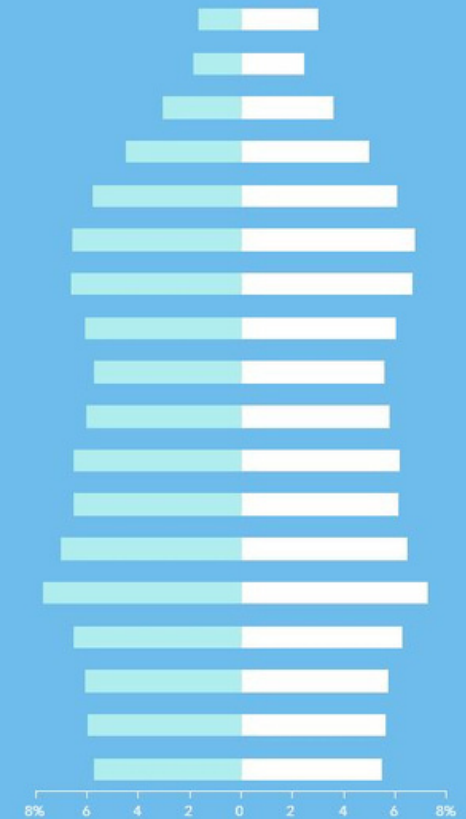
The smallest group: \$200,000+ (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.0%	-1.0%	
\$15,000 - \$24,999	7.2%	+0.5%	
\$25,000 - \$34,999	8.0%	+0.7%	
\$35,000 - \$49,999	12.2%	-0.9%	
\$50,000 - \$74,999	18.7%	-1.0%	
\$75,000 - \$99,999	14.3%	-0.5%	
\$100,000 - \$149,999	18.5%	+0.3%	
\$150,000 - \$199,999	6.9%	+1.5%	
\$200,000+	6.1%	+0.1%	

Bars show deviation from

Dubuque County ▼

AGE PYRAMID



The largest group:

2022 Males Age 20-24

The smallest group:

2022 Males Age 85+



CRAIG BYERS

CCIM, Q4 Commercial Real Estate

Craig received his BSBA in Commercial Real Estate and Construction Management from the University of Denver in 2008. Craig began his career in commercial real estate in 2008 assisting clients in the retail, office, industrial and multifamily industries. Some of Craig's clients include Hy-Vee, Ryan Companies US, Inc., University of Iowa Hospitals and Clinics, University of Iowa Community Credit Union, Bank of the West as well as many other local, regional and national tenants and landlords. Craig has developed over 225,000 square feet of retail, office and apartments properties and has been involved in over \$36 Million of commercial real estate transactions since 2014. Since joining Q4 Real Estate in 2017, Craig has been instrumental in the successful representation of many Ahmann Properties including The Depot, The Fountains, Peck's Landing and Edgewood Town Center.

Craig continues to serve on various boards of directors, both philanthropic and industry specific.

AUSTIN GEASLAND

Realtor - Q4 Commercial Real Estate

Austin is a Commercial Real Estate Agent and Property Manager/Investor who began his career with Q4 Real Estate in 2022. Austin was born and raised in the Iowa City Area where he would later attend the University of Iowa to study Mathematics and Finance. Since his start at Q4, Austin has been involved in dozens of Commercial transactions representing buyers, sellers, landlords and tenants. After 23 years in the area, Austin has developed a great understanding of Cedar Rapids, Iowa City and the surrounding areas.



JASON ROGERS

Broker, Q4 Commercial Real Estate



Jason is an Investment Property Strategist, Commercial Real Estate Broker, and Capital Fundraiser who works directly with commercial real estate buyers, sellers, landlords, and tenants. He earned his degree from the University of Northern Iowa in Real Estate and Finance. Jason brings 18 years of experience in commercial investment real estate and has represented local investment property owners, multi-million-dollar institutions, and fundraised for partnerships. Jason joined the Q4 Commercial Real Estate team in 2018 and has been busy leasing and selling properties for Ahmann Properties as well as representing other properties in the area markets.

Jason is married with three kids. In his spare time, he likes to spend time with family and friends, enjoys bicycling, hiking and outdoor activities, collecting and shooting guns, attending different Iowa sporting events, movies, and enjoys live shows.

Jason is the Broker at Q4 Commercial Real Estate, providing additional sales support with Craig Byers and Austin Geasland.