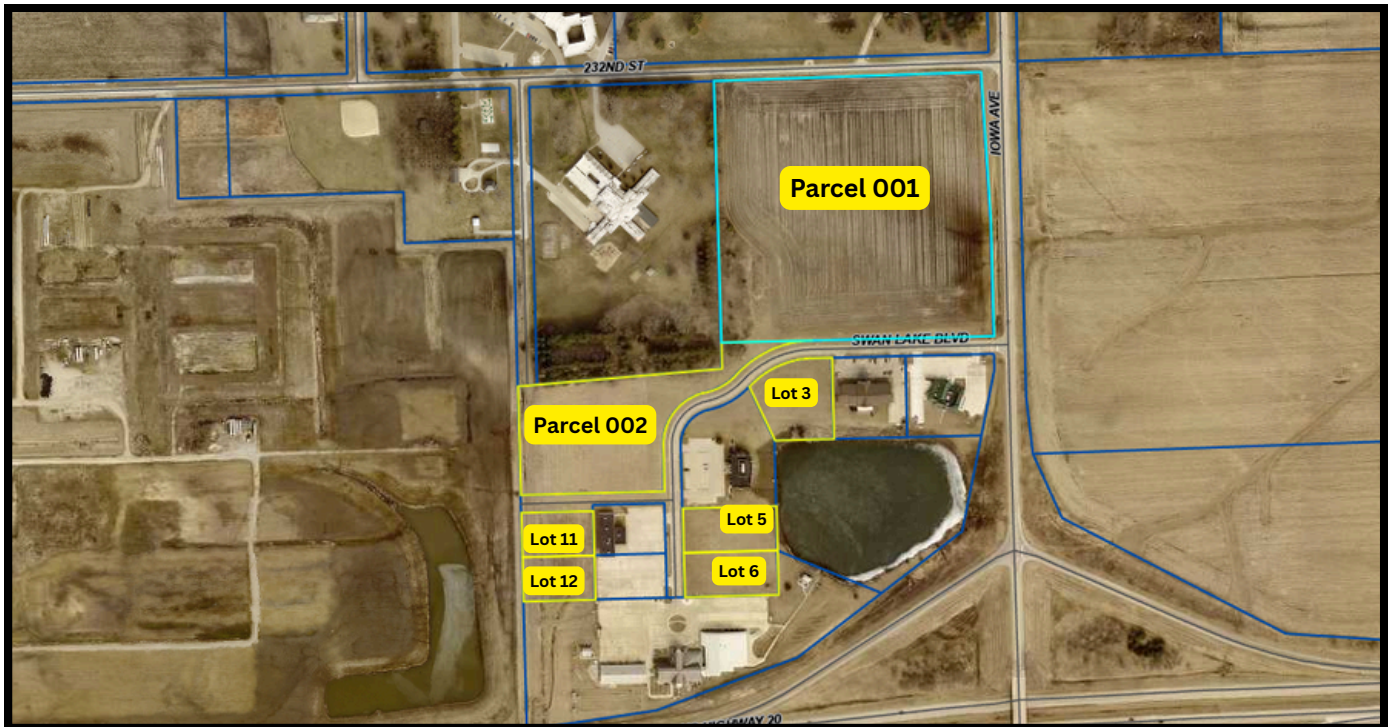


Swan Lake Commercial Development

INDEPENDENCE, IOWA



Excellent exposure is a major advantage of these sites. Located in a premier business park on the west edge of Independence right off Highway 20 Exit 252 and within close proximity to Heartland Acres, Mental Health Institute, Independence Airport, Comfort Inn & Suites, Jr/Sr High School and several other complimentary retail and service providers. All lots zoned C-2. Imagine the possibilities with this exceptional location, where your business can flourish with high traffic and visibility.

Property Details

Parcel 001	18.77 Acres	\$945,000
Parcel 002	5.1 Acres	\$199,500
Lot 3	1.47 Acres	\$89,500
Lot 5	1.09 Acres	\$99,500
Lot 6	1.09 Acres	\$99,500
Lot 11	.84 Acres	\$42,500
Lot 12	.84 Acres	\$42,500



Curt Martin

Broker/Owner

(563) 920-8212 (Direct)

(319) 334-5703 (Office)

curt@curtmartin.net

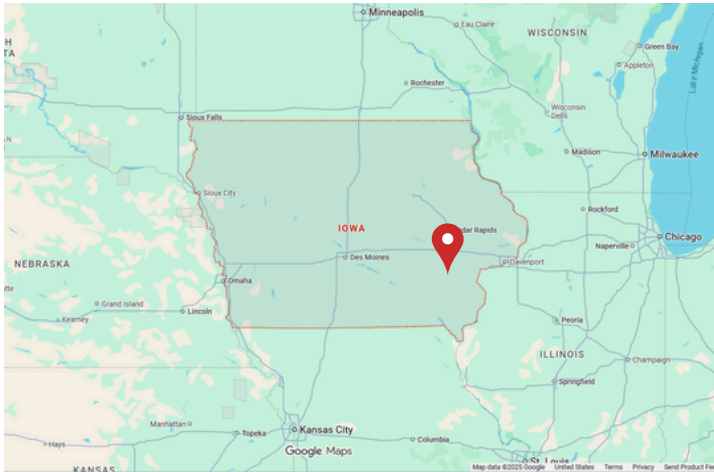
www.remaxindee.com

609 1st St. West, Independence, IA 50644



RE/MAX
Independence Realty

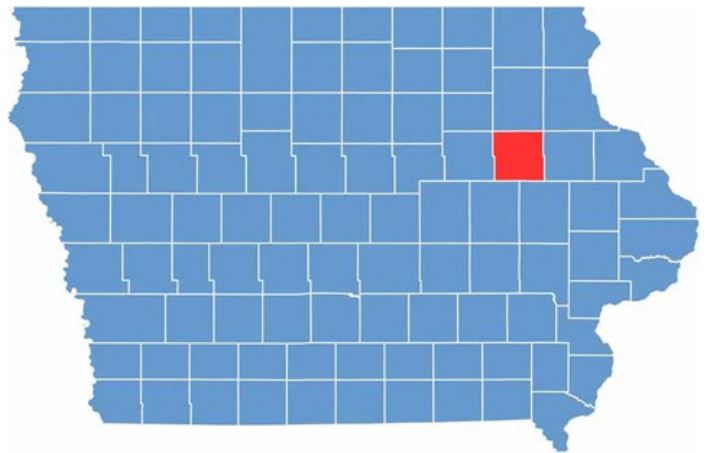
Independence & Buchanan County, Iowa



Independence is a dynamic, growing community on the banks of the Wapsipinicon River in scenic Northeast Iowa. It has small town appeal with many conveniences of a larger city. Independence is a progressive community offering great opportunities and amenities for people of all ages while preserving a fascinating history.

In recent years, a new junior/senior high school opened, a new public library facility was built, and there have been major expansions at the Buchanan County Health Center and the Independence Municipal Airport. In addition to the new facilities and expansions, there have been many updates to parks, trail systems, and to the main business district, providing a wide range of services and a great quality of life. (independenceia.com)

Buchanan County is located right in the middle of everything! Buchanan County and its communities have so much to offer those living here and if you can't find it here, you can find it within a 60-minute or less drive! Buchanan County is located quite literally in the middle of everything! Broadway shows, national museums, bike trails, division 1 athletics, you can find all of these and more and not have to travel more than an hour away from your home in Buchanan County. Buchanan County is truly located within an hour of top-notch entertainment.



You can have it all! Live in a picturesque, safe, affordable community that has tremendous career opportunities, great schools and excellent health care. And it's all within 60 minutes of whatever you may want to do! It just doesn't get much better! (growbuchanan.com)

