



# COMMERCIAL LOTS FOR SALE

Liberty Executive Park

Lot Sizes: 4.41 - 6.57 Acres

LONDON RD  
NORTH LIBERTY, IA 52317

**ADAM GIBBS, SIOR**

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**MICHAEL GIBBS**

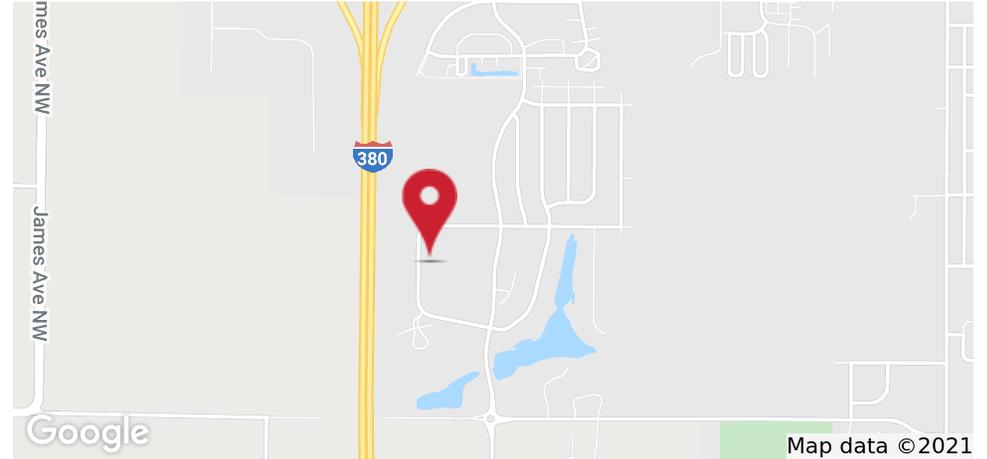
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$758,793 - \$1,130,447
Lot Size:	4.41 - 6.57 Acres
Price / SF:	\$3.95
Zoning:	C-3 & O/RP

LOCATION OVERVIEW

Liberty Executive Park is located on the west side of North Liberty with high visibility from I-380.

PROPERTY OVERVIEW

Shovel ready lots available in Liberty Executive Park. TIF incentives available from the City of North Liberty. GreenState Credit Union Headquarters and Processing Center, GEICO Insurance, Corridor Business Journal, and Corridor Dental also located here.

PROPERTY HIGHLIGHTS

- High visibility from I-380.
- New Forevergreen Road/I-380 interchange south of development
- Financial incentives available from the City of North Liberty
- Zoning: C-3, Concept Commercial, for lots 2,5 & 10; O/RP, Office/Research Park, for lots 4 & 8

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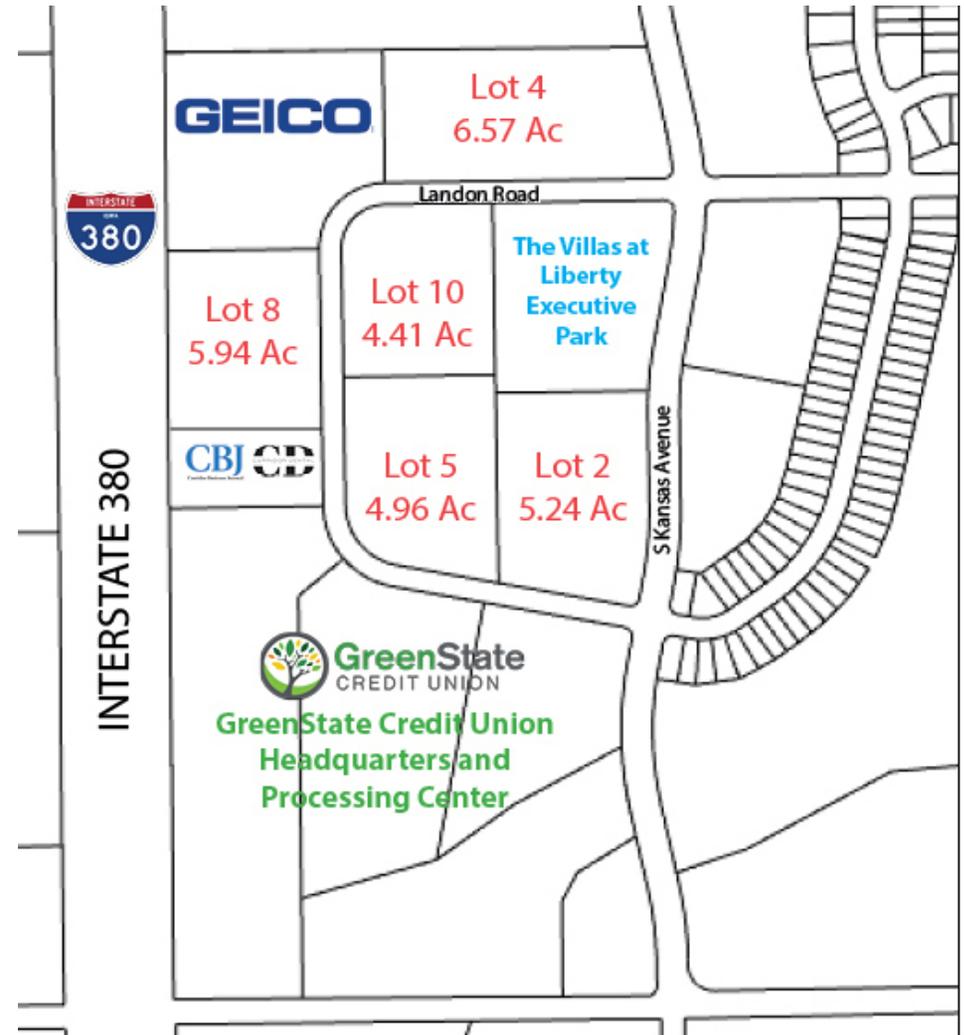
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

LOT DETAILS

**# OF LOTS** | 5                      **TOTAL LOT SIZE** | 4.41 - 6.57 Acres  
**BEST USE** | Commercial/Office              **TOTAL LOT PRICE** | \$758,793 - \$1,130,447

STATUS	LOT #	ADDRESS	SIZE	PRICE
Available	2	2380 Landon Rd	5.24 Acres	\$901,605
Available	4	2310 Landon Rd	6.57 Acres	\$1,130,447
Available	5	2350 Landon Rd	4.96 Acres	\$853,427
Available	8	2335 Landon Rd	5.94 Acres	\$1,022,048
Available	10	2330 Landon Rd	4.41 Acres	\$758,793



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ADDITIONAL PHOTOS



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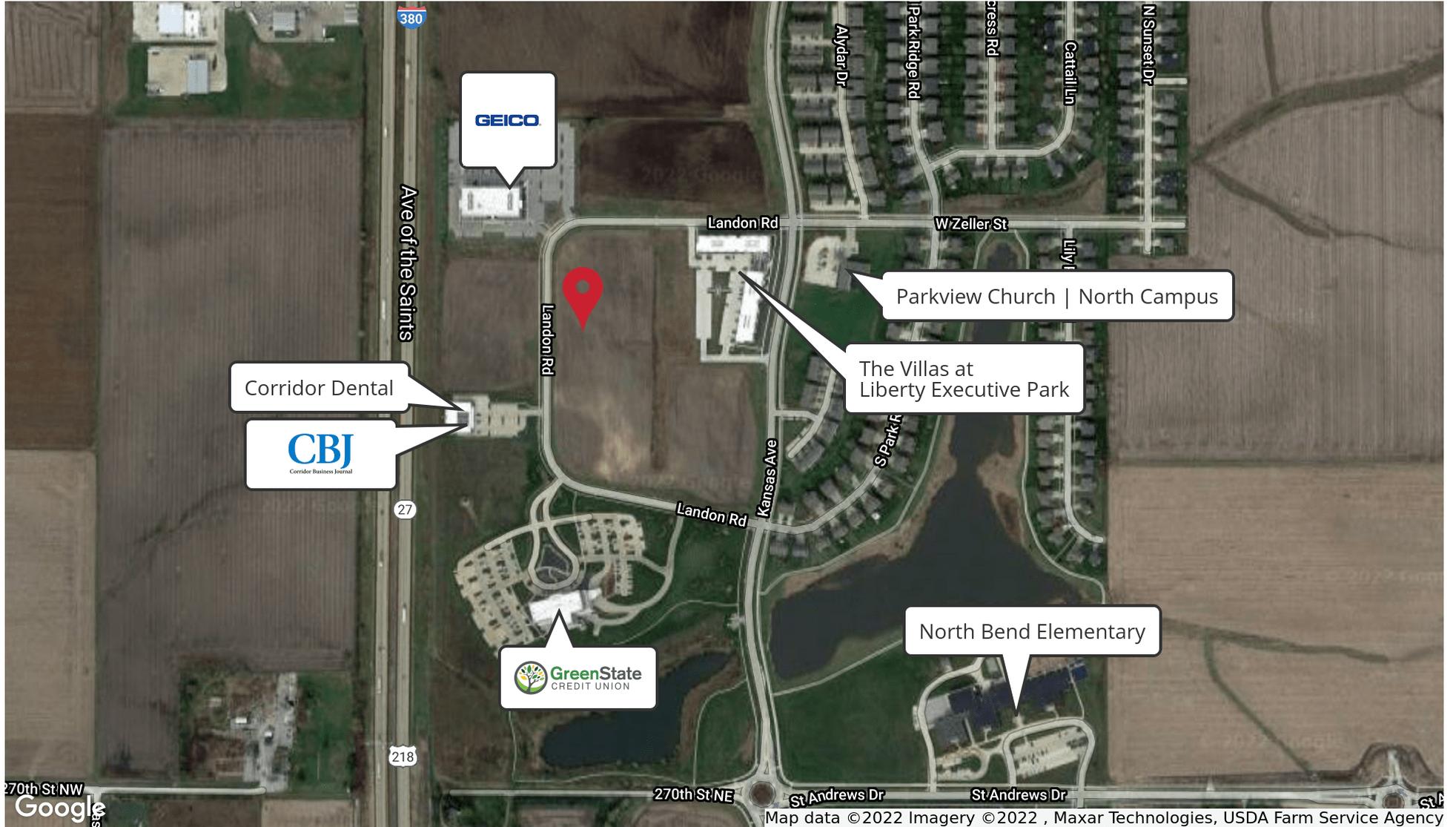
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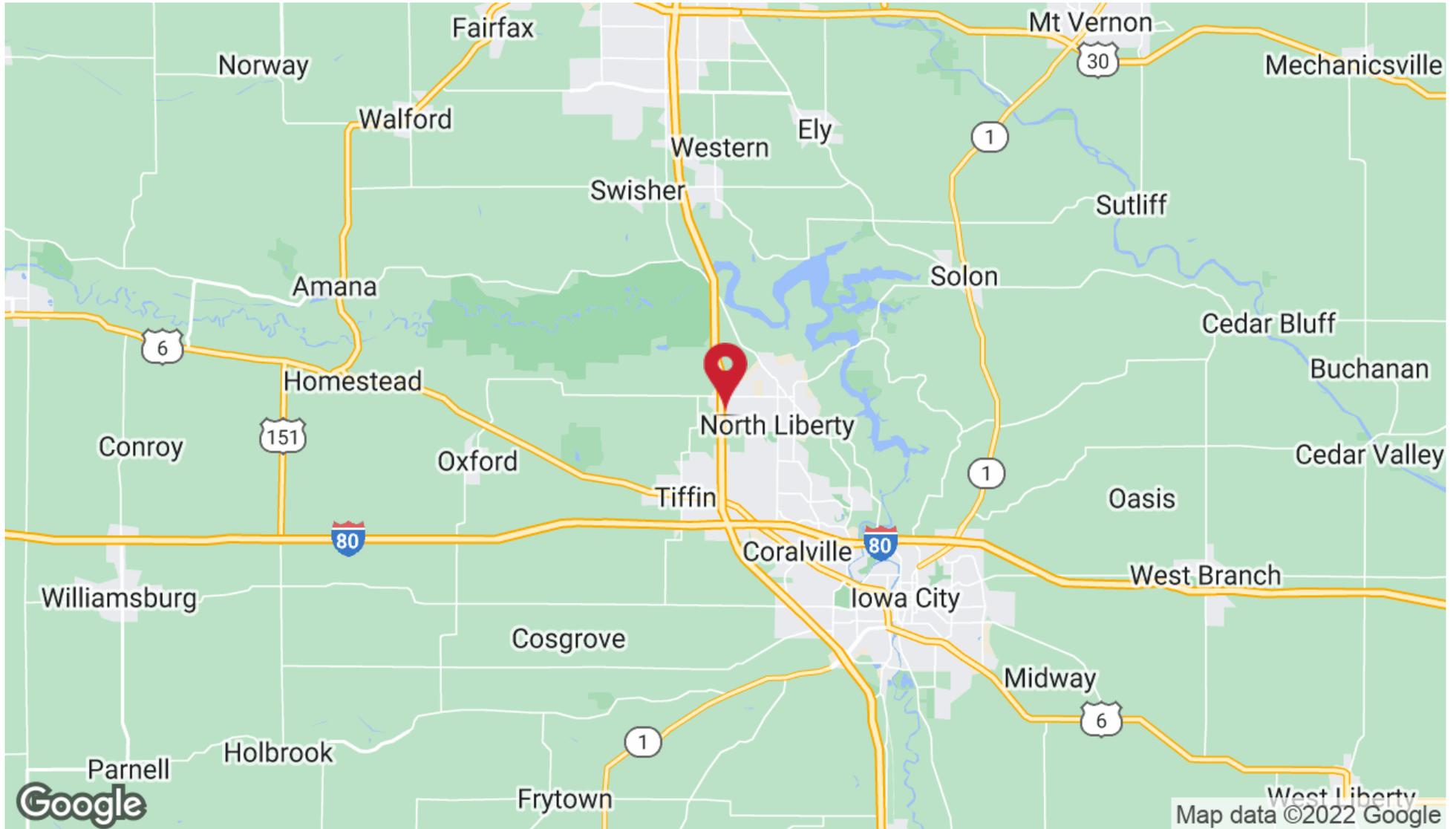
AERIAL MAP



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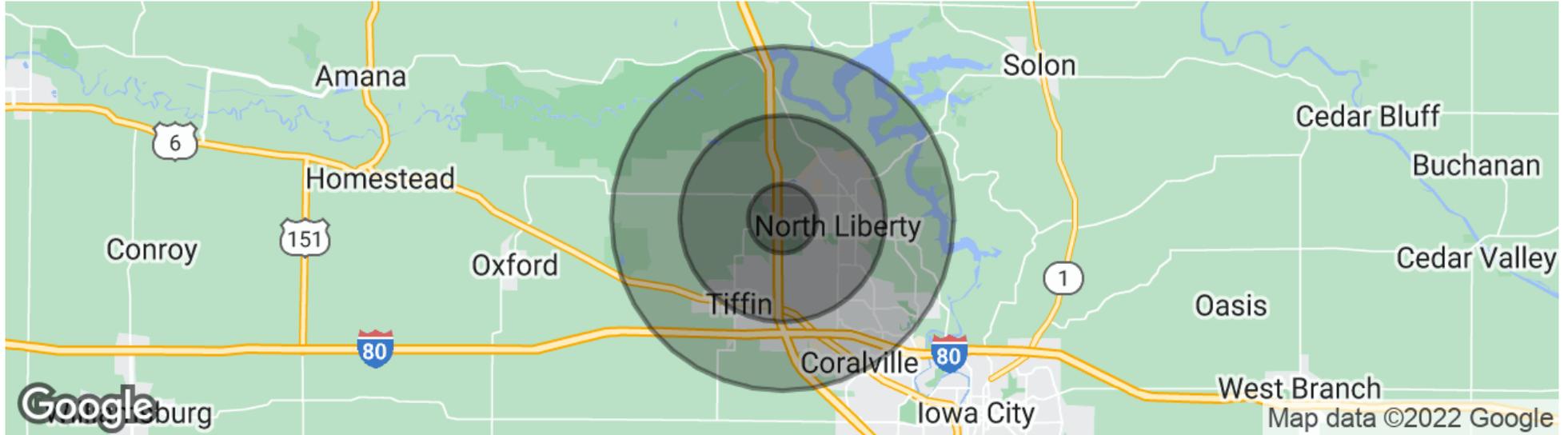
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	2,394	24,095	41,440
Median age	30.0	32.6	32.5
Median age (Male)	30.0	32.2	32.2
Median age (Female)	30.0	33.0	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Households	1,042	9,502	16,506
# of persons per Household	2.3	2.6	2.5
2021 Estimated Avg Household Income	\$100,106	\$109,851	\$110,060
Average house value	\$171,954	\$207,883	\$212,710

\* Demographic data derived from 2010 US Census

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