

# FOR SALE

# Burlington Crossing US Highway 61 Development

N. Roosevelt Avenue & E. Agency Street

## PROPERTY INFORMATION

BURLINGTON, IOWA

- ▶ 12.9 Acre Site For Sale
- ▶ Sale Price: \$2,500,000
- ▶ Located in an Opportunity Zone
- ▶ Up to \$1 Million Iowa Work Force Tax Credit Possibly Transferable
- ▶ TIFF Awarded For This Development Transfers to New Owner
- ▶ Detention Ponds Already In Place
- ▶ Monument Sign Easements on Roosevelt and Agency
- ▶ Corner Location at One of the Highest Traffic Intersections in Southeast Iowa
- ▶ PUD & C-2 Uses
- ▶ Easy Access to Hwy 34 & Hwy 61
- ▶ New Businesses to the Site are Ashley Furniture, Connection Bank, Sonic and Pizza Ranch
- ▶ Located Across From the Newly Developed Dick's Sporting Goods, Staples, JoAnn Fabrics, Pet Supply Plus, Meineke Car Care Center and Starbucks
- ▶ Direct Access to Market Street and Columbus Drive with Frontage Along Hwy 61
- ▶ Daily Traffic Counts (2020)
  - ◆ Roosevelt Ave - 22,200 VPD
  - ◆ Agency Street - 8,800 VPD



### CONTACT:

**JESSE CASTON, CPM**

Vice President-Transaction Services

[jesse.caston@terrus.com](mailto:jesse.caston@terrus.com) | 319.759.3244 (C)



**TERRUS®**  
Real Estate Group

100 Court Avenue | Suite 400 | Des Moines, Iowa 50309 | 515.471.4400 PH

[www.terrus.com](http://www.terrus.com)

Brokerage  
Services

Property  
Management

Home Owners  
Associations

Investments

Project  
Management

Maintenance  
Services

# FOR SALE

# Burlington Crossing US Highway 61 Development

N. Roosevelt Avenue & E. Agency Street

## LOCATION INFORMATION

BURLINGTON, IOWA



**TERRUS®**  
Real Estate Group

100 Court Avenue, Suite 400, Des Moines, Iowa 50309

515.471.4400 Phone | 515.471.4304 Fax

[www.terrus.com](http://www.terrus.com)

Demographics (Est. 2020)	1 mile	5 miles	10 miles
Population	4,749	31,456	36,247
Households	2,216	13,486	15,430
Avg. HH Income	\$53,269	\$63,576	\$64,722
Median HH Income	\$34,984	\$47,512	\$48,921
Median Age	41.9	41.9	42.6



Updated 05/20/2021

We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

**FOR SALE**

# Burlington Crossing US Highway 61 Development N. Roosevelt Avenue & E. Agency Street

**BURLINGTON, IOWA**

## CONCEPT PLAN



Updated 05/20/2021

We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.