

FOR SALE

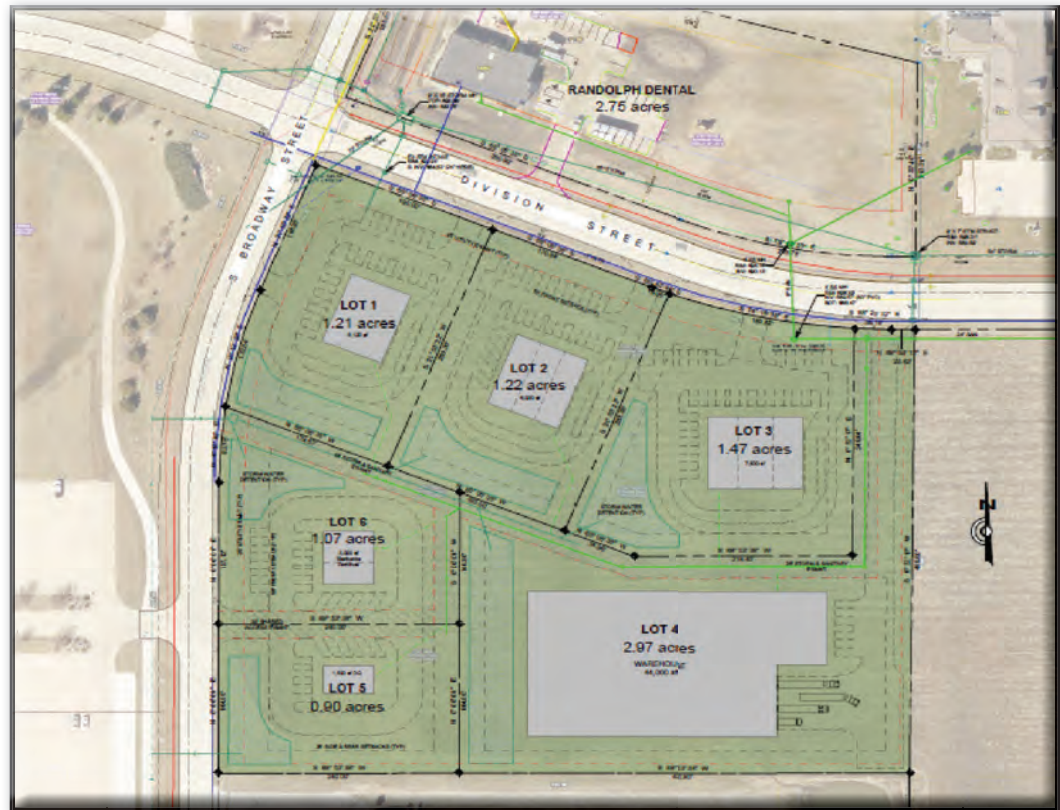
Megs Landing 6 Lots Available

SE Corner of S. Broadway Street & Division Street

PROPERTY INFORMATION

- ▶ 6 Lots Available For Sale
- ▶ Lots Can Be Combined
- ▶ Sizes Range From 0.90 Acre to 3.9 Acres
- ▶ Water and Sanitary Sewer Service to the Site
- ▶ Located Adjacent to the Burlington Regional Rec Complex and Turf (Indoor Sports Complex)
- ▶ 5 Minutes from Highway 34 and Highway 61
- ▶ Serves a Mix of Uses Such As Retail, Restaurants, Medical, Commercial, Warehouse and Recreational Businesses

BURLINGTON, IOWA



AVAILABLE LOTS

LOT	ACRES	PRICE	PRICE PSF	POSSIBLE BUILDING SIZE	USE
LOT 1*	1.21 Ac	\$316,245	\$6.00 PSF	5,120 SF	Retail, Restaurant, Office & Medical
LOT 2*	1.22 Ac	\$265,716	\$5.00 PSF	6,000 SF	Retail, Restaurant, Office & Medical
LOT 3*	1.47 Ac	\$320,166	\$5.00 PSF	7,500 SF	Retail, Restaurant, Office & Medical
LOT 4	2.97 Ac	\$388,119	\$3.00 PSF	44,000 SF	Warehouse
LOT 5**	0.90 Ac	\$196,020	\$5.00 PSF	1,500 SF	Retail, Restaurant, Office & Medical
LOT 6**	1.07 Ac	\$233,046	\$5.00 PSF	3,000 SF	Retail, Restaurant, Office & Medical

*LOTS 1, 2 & 3 Can be combined to total 3.9 Acres.

**LOTS 5 & 6 Can be combined to total 1.97 Acres.

CONTACT:

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**TERRUS®**
Real Estate Group

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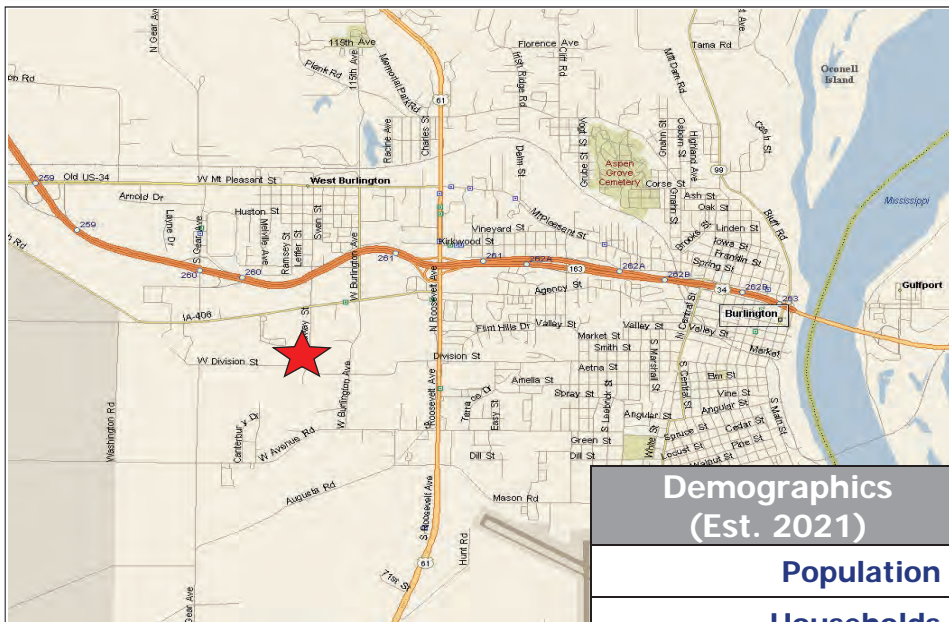
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LOCATION INFORMATION

BURLINGTON, IOWA



TERRUS® Real Estate Group

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Demographics (Est. 2021)	1 mile	3 miles	5 miles
Population	1,699	26,873	31,549
Households	766	11,558	13,518
Avg. HH Income	\$75,037	\$61,032	\$63,490
Median HH Income	\$52,890	\$45,832	\$47,536
Median Age	46.2	40.7	41.9



Updated 10/18/2021

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.