

Tower Terrace Rd. Extension

Tower Terrace Road & 3rd Street | Marion, IA | US | Linn County
Available Acres: 16.7 | Sale Price: \$7.5



Zoning:	Commercial
Topography:	Flat
Setting:	Office Park
Within City Limits:	Yes
Sale Price:	\$7.5
Sale Price Note:	\$7.50 Sq. Ft.
Last Updated:	May 28, 2024

Economic Development Contact

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Realtor/Owner Contact

Adam Gibbs
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Property and Area Description

Excellent location on the new Tower Terrace Road extension and close to the Linn Mar School District campus. Located between 10th Street and Alburnett Road in Marion. Shovel Ready Site. Upscale professional park. Includes level lot with utilities to the site. Access to fiber connection from IMON. Flexible lot sizes from 1 to 6.7 acres. Zoned C-3.

Population

	8,111 1 Mile Radius	56,635 3 Mile Radius	94,836 5 Mile Radius
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Source: ESRI®, 2024

Households

	3,100 1 Mile Radius	23,265 3 Mile Radius	40,531 5 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 13 (3.00 mi.)
Nearest Interstate: I-380 (5.00 mi.)
Nearest Airport: Marion Airport (5.00 mi.)
Nearest Commercial Airport: CID - Cedar Rapids (18.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: Linn Rural Electric Cooperative (REC)
Natural Gas: Mid American Energy Company
Water: City of Marion
Sewer: City of Marion

Ron Corbett | Vice President of Economic Development | Cedar Rapids Metro Economic Alliance
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