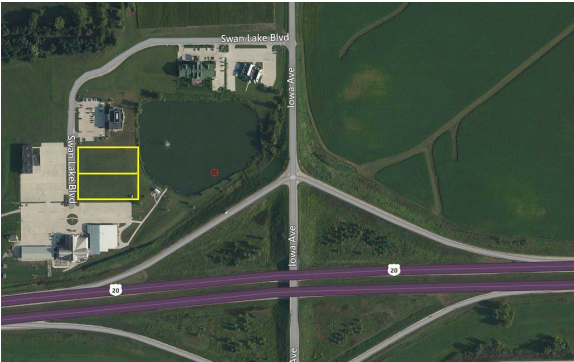


Swan Lake Lots 5-6

Swan Lake Blvd | Independence, IA | US | Buchanan County
Available Acres: 2.11 | Sale Price: \$65,000



Zoning:	Commercial
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Specialty Features:	TIF District
Sale Price:	\$65,000
Sale Price Note:	\$65,000 per acre
Last Updated:	Jan 2, 2024

Economic Development Contact

Lisa Kremer, Executive Director
Buchanan County Economic Development
112 1st ST E
Independence, IA 50644
(319) 334-7497 | director@growbuchanan.com

Realtor/Owner Contact

Fred Miehle
319-240-2266 | fred@mattandfred.com

Property and Area Description

Lots 5 & 6 are each 1.09 acres in size. Lots can be purchased individually or as a whole. Properties are located in the Swan Lake Commercial Development, immediately off 4-lane US Hwy 20 in Independence, IA. This is a premier business park. Other tenants include a 3-story professional office/services complex and hotel. Heartland Acres, an Agricultural History and Car Museum - with an event center - is also located in Swan Lake Commercial Development. The 5,500 ft. Independence airport is just 1 mile to the west. Of course, your future enterprise will overlook beautiful Swan Lake!

Population

	15,627 10 Mile Radius	59,084 20 Mile Radius	220,985 30 Mile Radius
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Source: ESRI®, 2024

Households

	6,287 10 Mile Radius	24,277 20 Mile Radius	90,586 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 20 (.1 mi.)
Nearest Interstate: I-380 (13.00 mi.)
Nearest Airport: Independence Municipal Airport (1 mi.)
Nearest Commercial Airport: Eastern Iowa Airport (Cedar Rapids) (47 mi.)
Rail Served: Unknown
Rail Served By: Other
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: East-Central Iowa Rural Electric Cooperative
Natural Gas: MidAmerican Energy
Water: City of Independence
Sewer: City of Independence
Telecommunications: Independence Light and Power Telecommunications

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