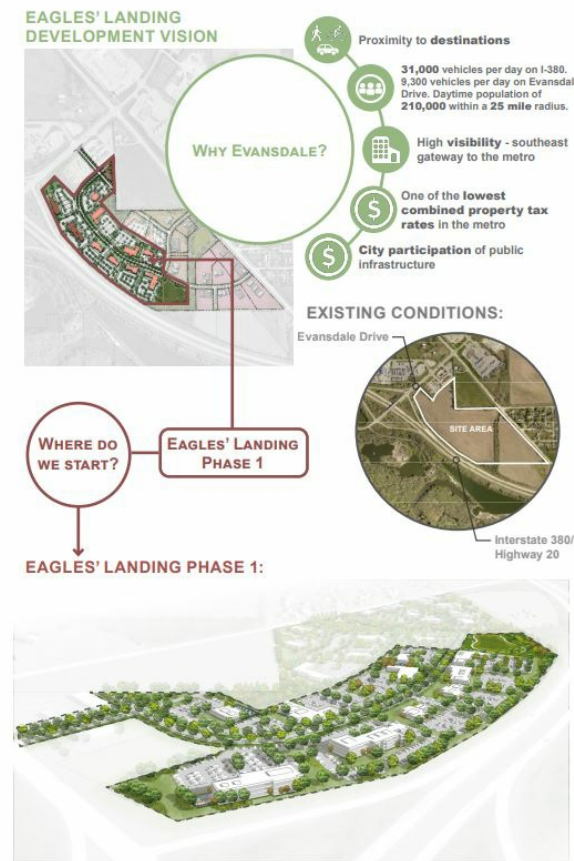


Eagles' Landing Development - Phase 1

Eagle View Drive & Doris Drive | Evansdale, IA | US | Black Hawk County

Available Acres: 29.31 | Lease Terms: None | Sale Price: \$1



|                           |                                                                         |
|---------------------------|-------------------------------------------------------------------------|
| Zoning:                   | Industrial-Light, Mixed Use, Retail, Commercial                         |
| Topography:               | Flat                                                                    |
| Adjacent Available Acres: | No                                                                      |
| Setting:                  | Mixed-Use Business Park                                                 |
| Within City Limits:       | Yes                                                                     |
| Site Dimensions:          | Various Lot Dimensions up to 13.65 acres contiguous                     |
| Sale Price:               | \$1                                                                     |
| Sale Price Note:          | Owned by City who will incentize property sale to encourage development |
| Lease Terms:              | None                                                                    |
| Lease Rate Note:          | Sale Only                                                               |
| Last Updated:             | Apr 13, 2023                                                            |

Property and Area Description

Property is located adjacent to Interstate 380/Highway 20. 31,000 vehicles per day travel I-380 with 9,300 vehicles per day on Evansdale Drive which connects to the Eagles' Landing Development. Population of 210,000 people within a 25 mile radius makes the site ideal for distribution/logistics, retail and restaurants within close proximity of the new \$100M Lost Island Theme Park with an expected 2,500-3,000 people daily during the summer season.

Population

|  |                |                |                |
|--|----------------|----------------|----------------|
|  | 89,326         | 158,027        | 217,448        |
|  | 10 Mile Radius | 20 Mile Radius | 30 Mile Radius |

Source: ESRI®, 2024

Households

|  |                |                |                |
|--|----------------|----------------|----------------|
|  | 38,582         | 65,209         | 89,372         |
|  | 10 Mile Radius | 20 Mile Radius | 30 Mile Radius |

Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Highway 20 (2 mi.)  
**Nearest Interstate:** I-380 (0.5 mi.)  
**Ingress/Egress Notes:** Eagles' Landing is located off Evansdale Drive which adjacent to I-380 ramp on and off with one set of traffic lights.  
**Nearest Airport:** Waterloo Regional Airport (5 mi.)  
**Nearest Commercial Airport:** Waterloo Regional Airport (5 mi.)  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

Utilities

**Electric:** MidAmerican Energy  
**Natural Gas:** MidAmerican Energy  
**Water:** City of Evansdale  
**Sewer:** Evansdale Waste Water Department  
**Telecommunications:** Mediacom

## **Economic Development Contact**

### **DeAnne Kobliska, Mayor**

City of Evansdale  
1660 W. Gilbert Drive  
Evansdale, IA 50707  
(319) 232-6683 | [mayor@cityofevansdale.org](mailto:mayor@cityofevansdale.org)

### **Lisa Skubal**

Grow Cedar Valley  
360 Westfield Avenue, Suite 300  
Waterloo, IA 50702-6068  
(319) 239-9642 | [lisa@growcedarvalley.com](mailto:lisa@growcedarvalley.com)

## **Realtor/Owner Contact**

### **Chris Fischels**

Fischels Commercial Group  
319-830-5000 | [chris@crfre.com](mailto:chris@crfre.com)

---

**Lisa Skubal, CEcD | Vice President of Economic Development | Greater Cedar Valley Alliance & Chamber  
| (319) 232-1156 | [lskubal@cedarvalleyalliance.com](mailto:lskubal@cedarvalleyalliance.com)**