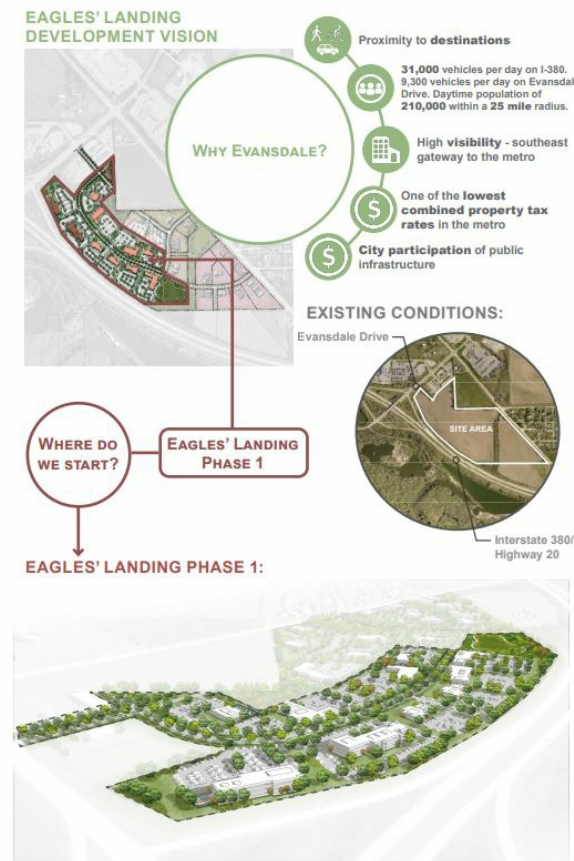


Eagles' Landing Development - Phase 1

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

	89,647	158,072	217,660
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	38,889	65,518	89,638
	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

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