

DEVELOPMENT LOTS

FOR SALE

VARIOUS LOT
SIZES AVAILABLE

PECK'S LANDING
BLAIRS FERRY RD &
EDGEWOOD RD
HIAWATHA, IA 52233



PROPERTY HIGHLIGHTS

- **18+ ACRE** RETAIL DEVELOPMENT
- LOT SIZES FROM **0.99 - 10.52 ACRES**
- LOCATED AT THE NE CORNER OF
BLAIRS FERRY RD AND EDGEWOOD RD

CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

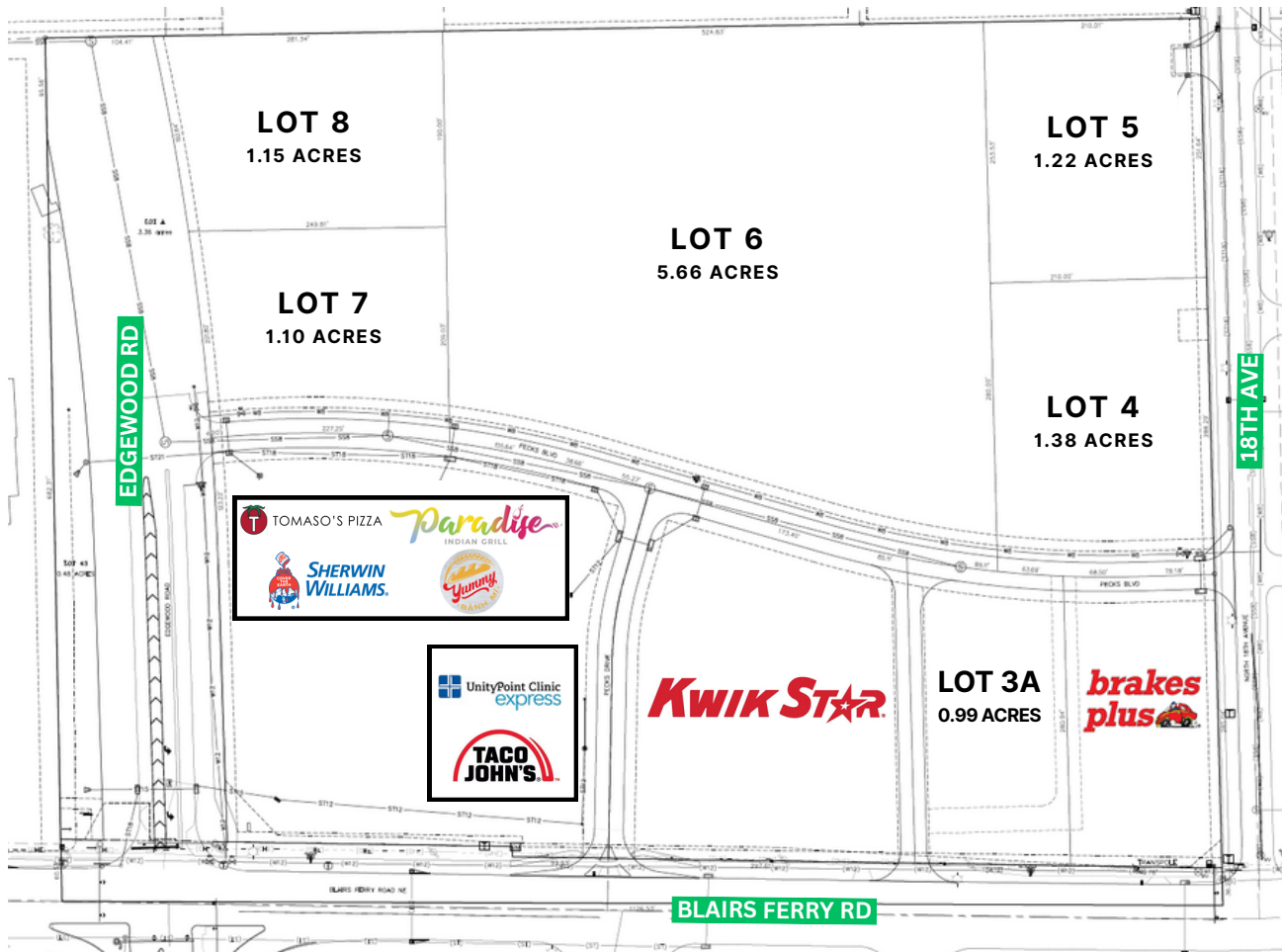
AGEASLAND@Q4REALESTATE.COM

1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE

SITE PLAN



LOT DESCRIPTIONS

Lot	Size (A)	List Price	Price PSF
Lot 3A	0.99	\$730,000.00	\$16.93
Lot 4	1.38	\$778,460.00	\$11.95
Lot 5	1.22	\$688,200.00	\$11.95
Lot 6	5.66	\$2,206,620.00	\$8.95
Lot 7	1.10	\$764,260.00	\$15.95
Lot 8	1.15	\$799,000.00	\$15.95

SITE HIGHLIGHTS

- Lots can be combined to meet users' optimal site requirements.
- Contact Listing Brokers to inquire about Build to Suit opportunities within the development, or other delivery conditions.

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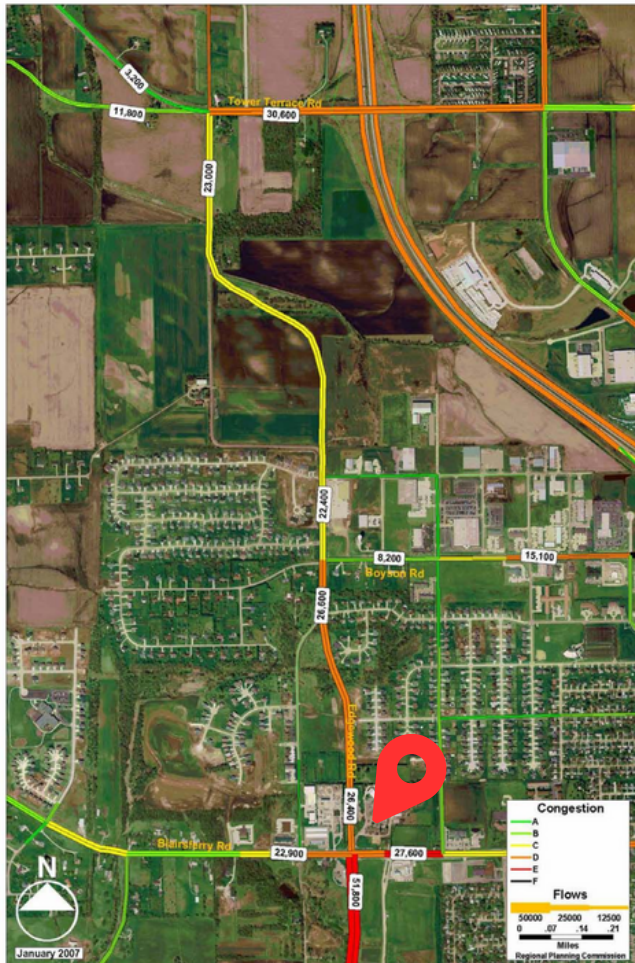
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EDGEWOOD ROAD EXTENSION

2040 Forecast AADTs Hiawatha PRID Study



PROJECT HIGHLIGHTS

- The city of Hiawatha began construction on the extension of Edgewood Rd North to meet Emmons St.
- This extension is the first phase in a multi-phase plan to extend Edgewood Rd North to the intersection of Miller Rd and Litchfield Dr.
- Daily traffic counts currently exceed 24,200 along Edgewood Rd, and 20,200 along Blairs Ferry Rd.
- Phase I is expected to be completed September 2025.



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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	7,482	40,854	119,035
Households	3,149	18,137	50,337
Median HH Income	\$83,093	\$78,375	\$74,052
Median Net Worth	\$327,403	\$259,445	\$215,394

LOCATION HIGHLIGHTS

- Peck's Landing is an 18-Acre master-planned retail power center near a HyVee Grocery Store, a 200,000 SF Fleet Farm, and many national retail cotenants.
- Located on the high traffic corner of Edgewood Road NE and Blairs Ferry Road, in close proximity to Highway 100/Collins Road Extension and I-380.
- Daily traffic counts currently exceed 24,200 along Edgewood Rd, and 20,200 along Blairs Ferry Rd.

SURROUNDING BUSINESSES

Fleet Farm and Gas Mart, Hy-Vee Grocery, McDonald's, Casey's, Kwik Star, The Fountains, Pecks Landing, Jimmy John's, PepperJax Grill, MAC XPRESS, Villa's Patio, Zeppelins, U.S. Cellular, Taco John's, Starbucks, T-Mobile, Mister Car Wash, Jersey Mike's, Dollar Tree, Dupaco, Hilton Garden Inn, Randy Kuehl Honda, The Sanctuary Spa, Ritual Med Spa, Accel Group, and more.

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