

# 1750 415TH AVENUE

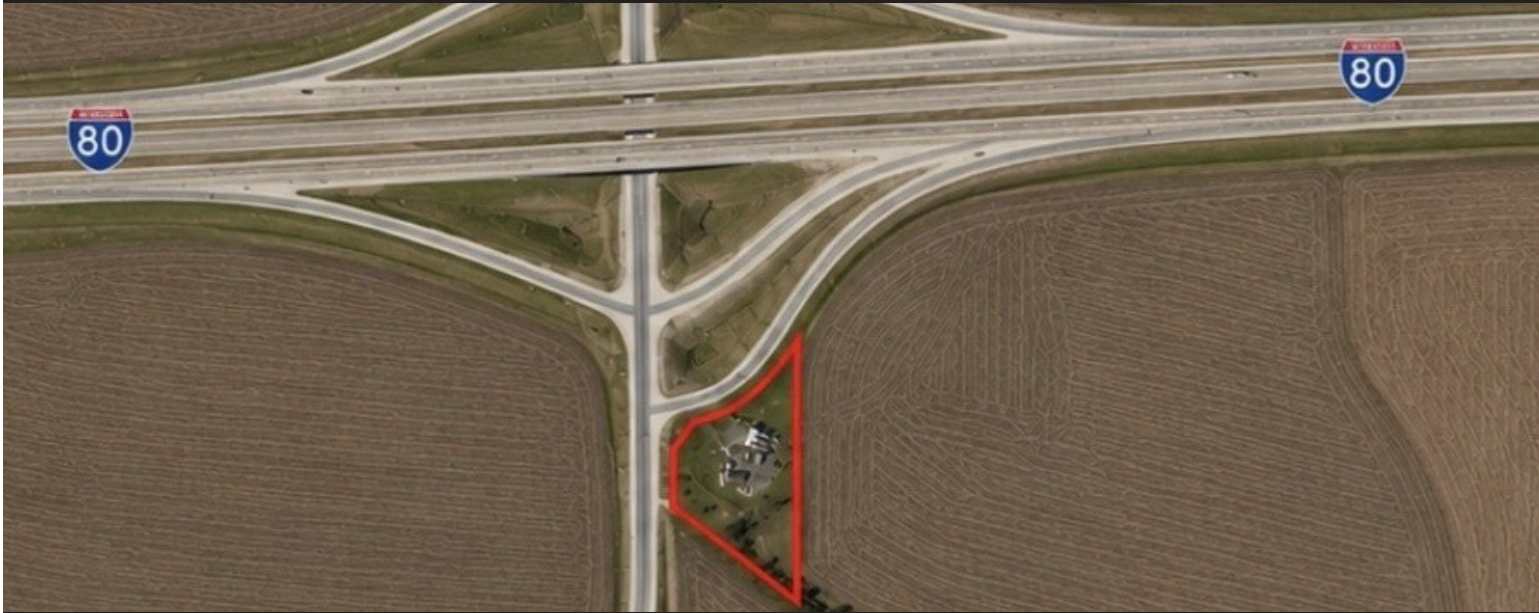
## I-80 INTERCHANGE

### COMMERCIAL DEVELOPMENT SITE

5 ACRES | BROOKLYN, IOWA 52211

OFFERED AT  
**\$1,250,000**

EXCEPTIONAL VISIBILITY • IMMEDIATE INTERSTATE ACCESS • REGIONAL TRAFFIC EXPOSURE



IMMEDIATE INTERSTATE ACCESS    EXCELLENT VISIBILITY    STRATEGIC INTERCHANGE LOCATION    SERVING REGIONAL & INTERSTATE TRAFFIC

### PROPERTY OVERVIEW

Prime 5-acre commercial development site located directly at the Interstate 80 interchange in Brooklyn, Iowa.

The property offers outstanding visibility, immediate interstate access, and strong regional connectivity along one of Iowa's primary east-west transportation corridors.

Ideal for travel-oriented commercial development including fuel, convenience retail, truck service, hospitality, restaurant, and other highway service uses.

### DEVELOPMENT HIGHLIGHTS

- 5.00 Acres +
- Interstate 80 Interchange Location
- Excellent Visibility from I-80
- Immediate Access to Eastbound & Westbound Traffic
- Highway Service Commercial Potential
- Strong Regional Connectivity
- Between Des Moines & Iowa City
- Offered at \$1,250,000

### POTENTIAL USES

- Fuel / Travel Plaza
- Truck Service
- Hotel / Hospitality
- Restaurant
- Convenience Store
- Outdoor Storage
- Retail / Commercial



### LOCATION ADVANTAGES

- Prime Interstate Positioning**  
Directly at the I-80 interchange for maximum exposure and accessibility.
- Regional Connectivity**  
Convenient access between Des Moines and Iowa City.
- High Traffic Corridor**  
Serving thousands of daily travelers along Interstate 80.

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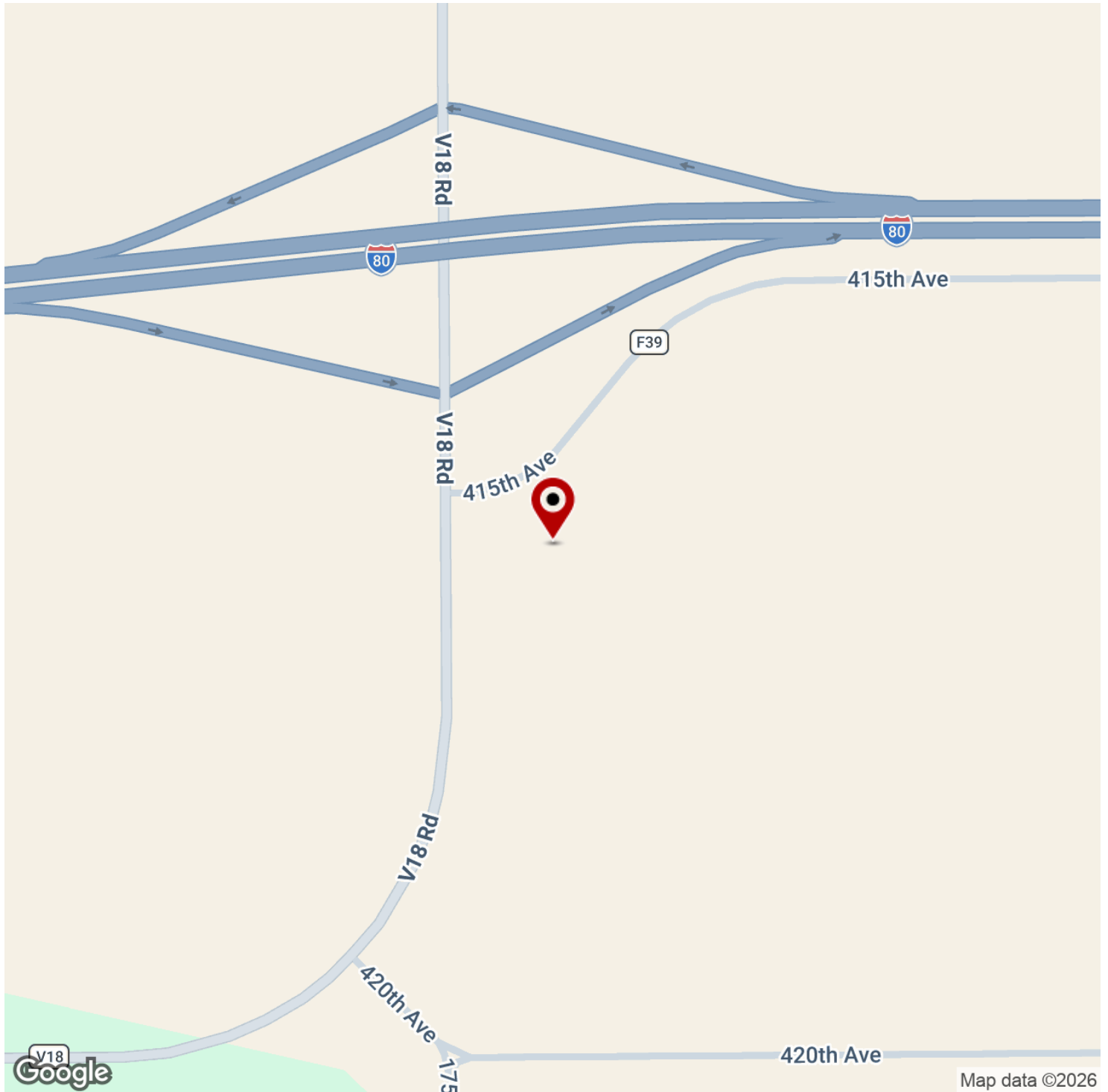
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Each Office Independently  
Owned and Operated.

**LAND FOR SALE**

# 1750 415TH AVENUE

Brooklyn, IA 52211



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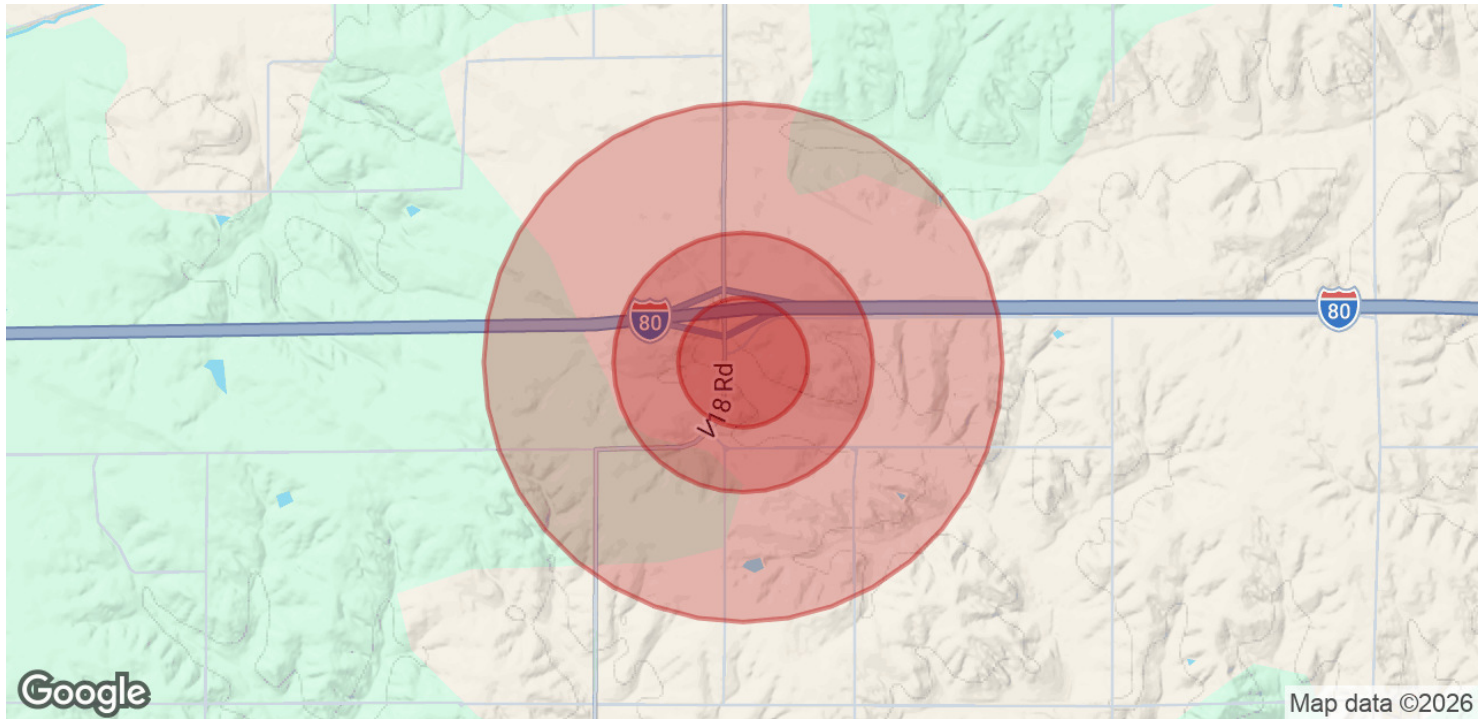
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# LAND FOR SALE

## 1750 415TH AVENUE

Brooklyn, IA 52211



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1	10	59
Average Age	76.1	47.2	39.4
Average Age (Male)	76.4	47.2	39.0
Average Age (Female)	75.6	47.1	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	0	4	23
# of Persons per HH		2.5	2.6
Average HH Income		\$106,509	\$94,059
Average House Value		\$288,320	\$178,050

2023 American Community Survey (ACS)

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