



COMMERCIAL GROUND

Visible from the Urban Loop, Landmark Office Park has approximately 11 +/- acres of land remaining - would consider sub-dividing parcels. The current master concept is zoned for office, flex, and service uses. Some of the permitted and conditional(*) uses are:

- » Banking/Credit Union » Legal firms
- » Insurance agencies
- » Child Care services*
- » Outpatient care facilities*
- » College, Universities, and professional/technical schools*

SITE FEATURES

- » Immediate I35/I80 access at 86th Street & 100th St.
- » Interstate visibility for certain lots
- » Attractive green space and green belt connection
- » The City of Urbandale is currently giving 90% tax abatement over 10 years for a class A office building. City approval required.
- » Lowest city tax rate for any city over 15,000 in Iowa (City of Urbandale, based on Iowa Dept. of Mgmt. data)









Distance from I35/I80 to Landmark Office Park

- 100th St Interchange - .58 miles
- 86th Street Interchange - .87 miles

SALE PRICE

» \$5.25/sf

Information contained here deemed reliable but not guaranteed by Landmark Brokerage, Inc.

	<u>3 miles</u>	<u>5 miles</u>
 Population	59,944	165,396
 Median Household Income	\$82,779	\$85,494
 Median Age	38.5	38.6
 Total Businesses	3,369	7,369
 Total Employees	47,427	111,053
 Owner Occupied Housing	66.1%	67.3%
 Median Net Worth	\$217,229	\$229,625
 College Graduate +	33.0%	34.3%

Source: ESRI 2022 Market Profile Estimates

