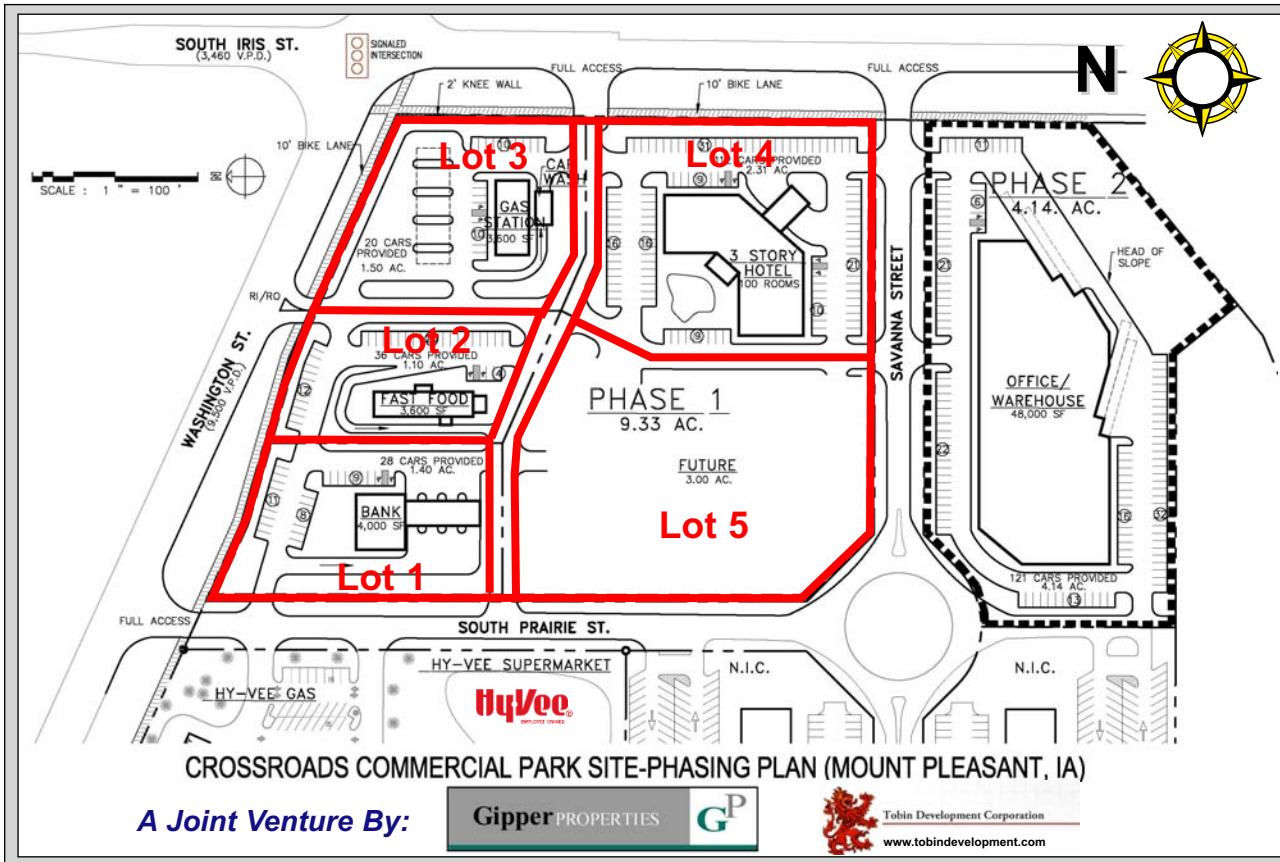


Crossroads Commercial Park

S. Iris & Washington Streets, Mount Pleasant, Iowa 52641

**FOR
SALE**



Property Description

- ◆ 5 Development Lots Totaling 9.3 Acres Available For Sale
- ◆ Sale Price: \$4.50 - \$9.00 PSF
- ◆ Ideal for Retail, Banking, Restaurant, and Hotel Sites
- ◆ Located at the Southwest Corner of Washington and S. Iris Streets

Amenities

- ◆ High Visibility on Washington Street Major East/West Corridor in Mt. Pleasant
- ◆ Excellent Commercial Development Opportunity
- ◆ Wal-Mart Distribution Center - 1.3 Miles North
- ◆ Close Proximity to Hy-Vee, Shottenkirk Superstore Auto Dealership, Sloans Printing and Metro Group Mass Mailing Facility
- ◆ Daily Traffic Counts (2006):
 - ◆ Washington Street - 9,400 Vehicles
 - ◆ S. Iris Street - 3,460 Vehicles

AVAILABLE LOTS

LOT	ACRES / SF	PRICE PSF	USE
Lot 1	1.4 Acres / 60,984 SF	\$8.50 PSF	Bank
Lot 2	1.1 Acres / 47,916 SF	\$8.50 PSF	Fast Food
Lot 3	1.5 Acres / 65,340 SF	\$9.00 PSF	C-Store
Lot 4	2.3 Acres / 100,188 SF	\$6.00 PSF	Hotel
Lot 5	3.0 Acres / 130,680 SF	\$4.50 PSF	Future

**FOR ADDITIONAL
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