



Middlebrook

WEST COMMERCIAL



I-35 & Highway G-14
Cumming, Iowa 50061





AVAILABILITIES

LOT 1

Availability: 64.14 acres

PRICE: Contact broker

LOT 2

Availability: 0.99 acres

PRICE: \$550,000

ZONING: C1 - Hwy Commercial

**Not subject to PUD or Middlebrook Design guidelines*



IOWA'S FIRST AGRIHOOD

The 800+ acre Middlebrook project supports amenities and regional ties, enabling the development to reach new heights. The vision is to build a vibrant network of neighborhoods that foster community through healthy food, farming, lively events, and diverse local businesses creating a deep rooted pride and attachment to the land.



JORDAN CREEK TOWN CENTER

URBAN OUTFITTERS

VON MAUR

LOWE'S **H&M** **Apple**

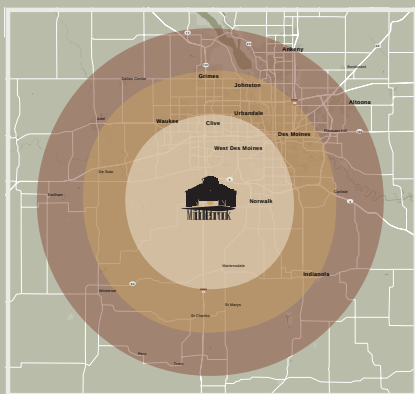
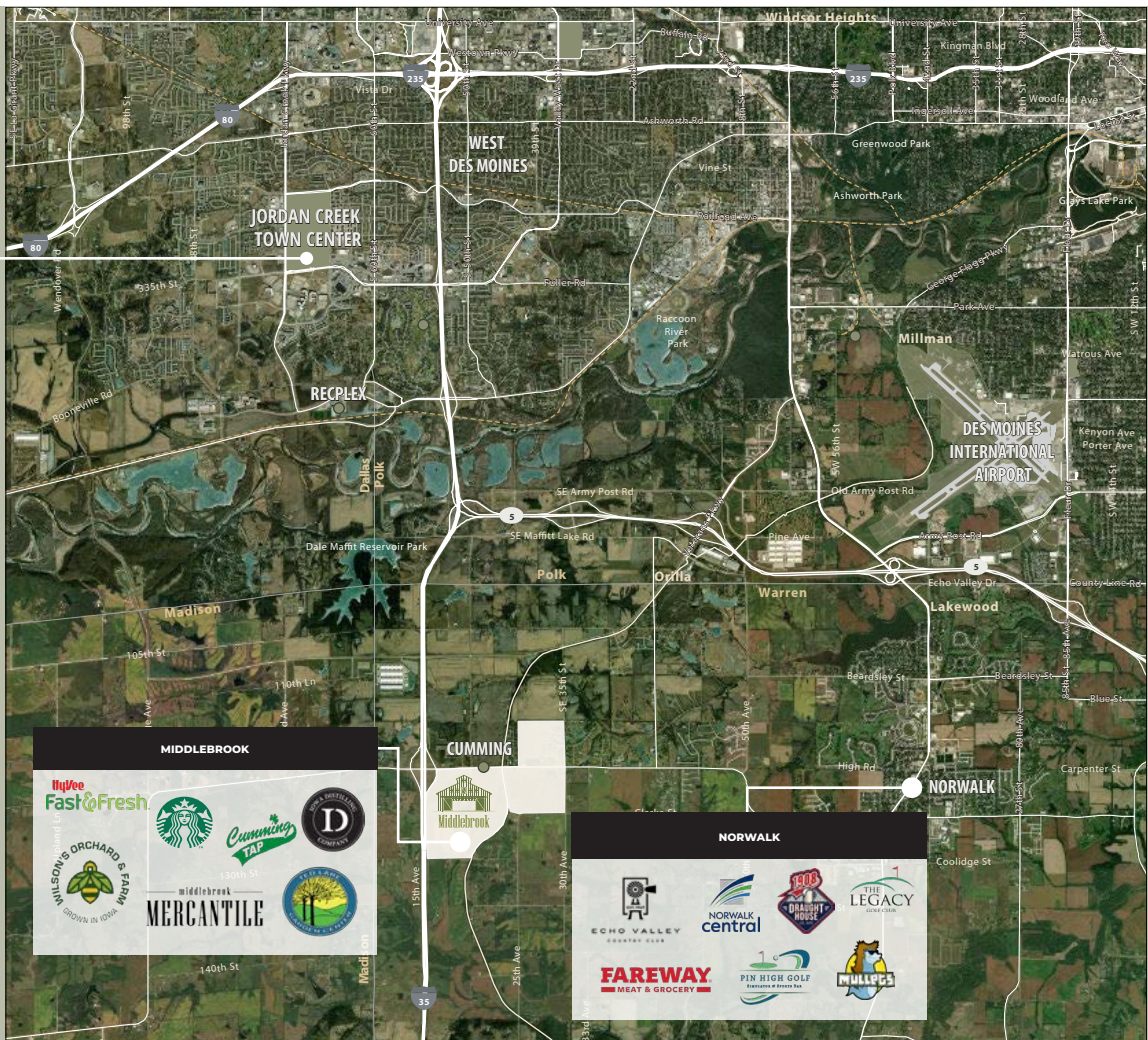
lululemon **athletica**

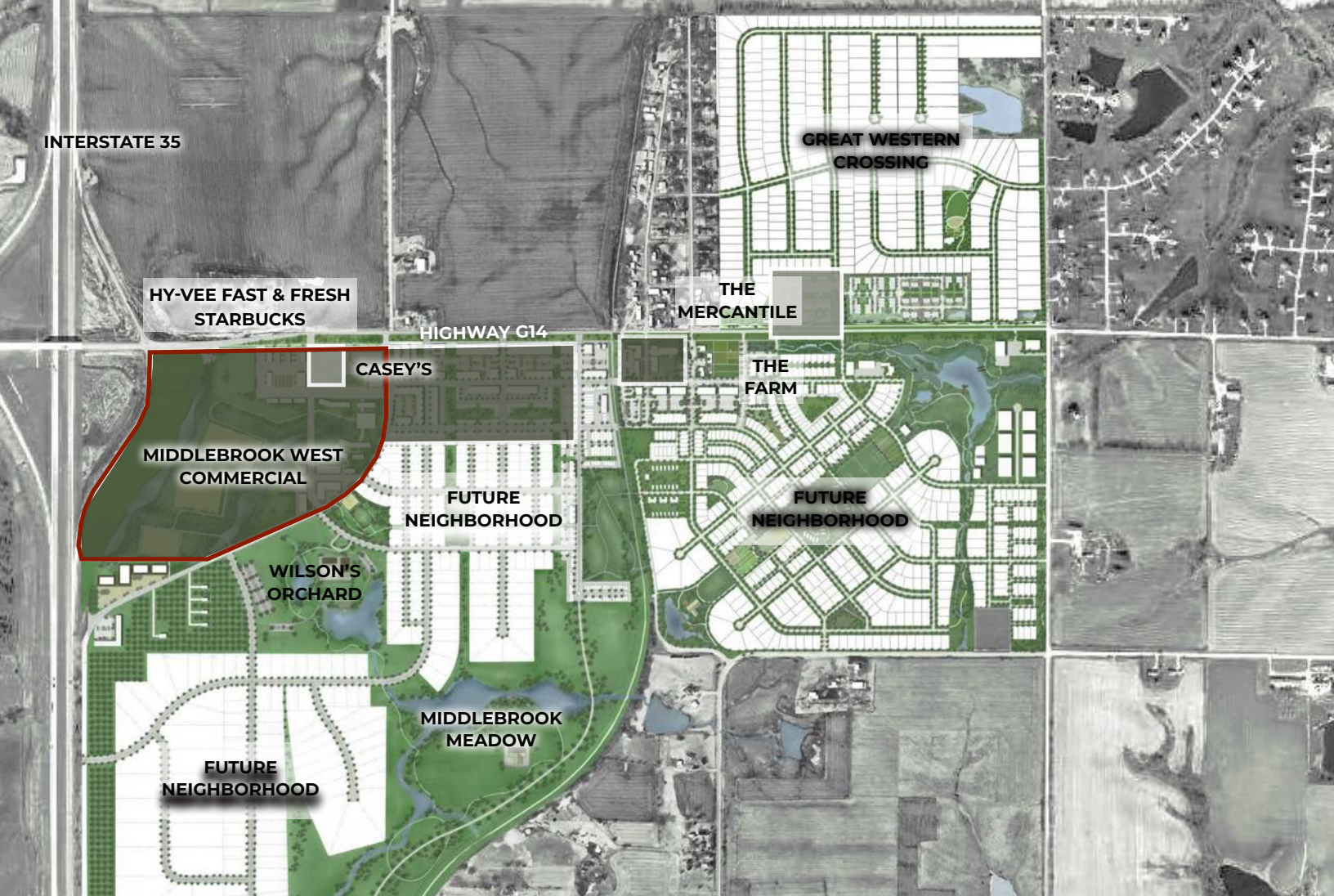
WARBY PARKER

SEPHORA

ANTHROPOLOGIE

COSTCO WHOLESALE **Dillard's**





SURROUNDING AREA



2025 TOTAL POPULATION

10M

15M

20M

232,244

492,740

642,528

MEDIAN AGE

10M

15M

20M

37.3

36.9

37.1



2025 TOTAL HOUSEHOLDS

10M

15M

20M

98,547

200,484

258,194

2025 AVERAGE HOUSEHOLD INCOME

10M

15M

20M

\$118,065

\$113,352

\$115,121



Middlebrook

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