



MIXED-USE LAND &
RETAIL/OFFICE SPACE AVAILABLE



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



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.





AVAILABILITIES & SITE PLANS

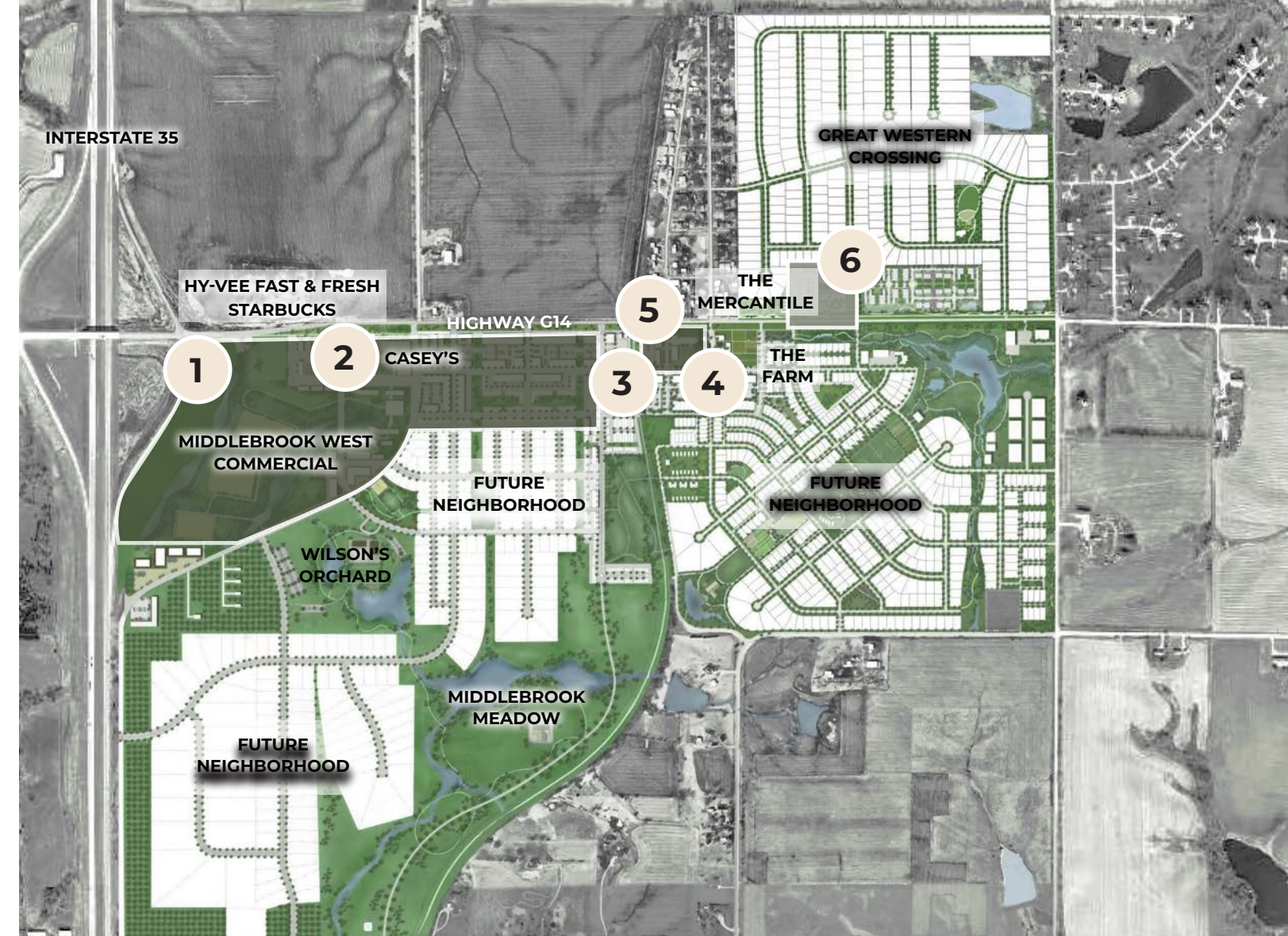
- 1. MIDDLEBROOK GROUND**
Availability: Negotiable
PRICE: Call broker for pricing



- 2. MIDDLEBROOK WEST COMMERCIAL PLAT**
Availability: .99 AC
PRICE: \$550,000
Zoning: C1 - Hwy Commercial
**Not subject to PUD or Middlebrook Design guidelines.*



- 3. MIDDLEBROOK MAIN STREET WEST BUILDING (LOT 2)**
Availability: 1,000 RSF
Lease Rate: \$3,400 MG per unit
- 4. MIDDLEBROOK MAIN STREET EAST BUILDING (LOT 4)**
Availability: 1,768 - 4,205 RSF
Lease Rate: \$25/RSF NNN
OPEX: Available upon request
TI Allowance: Negotiable
- 5. MIDDLEBROOK MAIN STREET (LOT 1 AND LOT 3)**
Availability: Negotiable
PRICE: Call broker for pricing



- 6. GREAT WESTERN CROSSING COMMERCIAL LAND**
Availability: Up to 4.52 acres
PRICE: Call broker for pricing

Middlebrook Main Street (LOT 2 | WEST BUILDING)

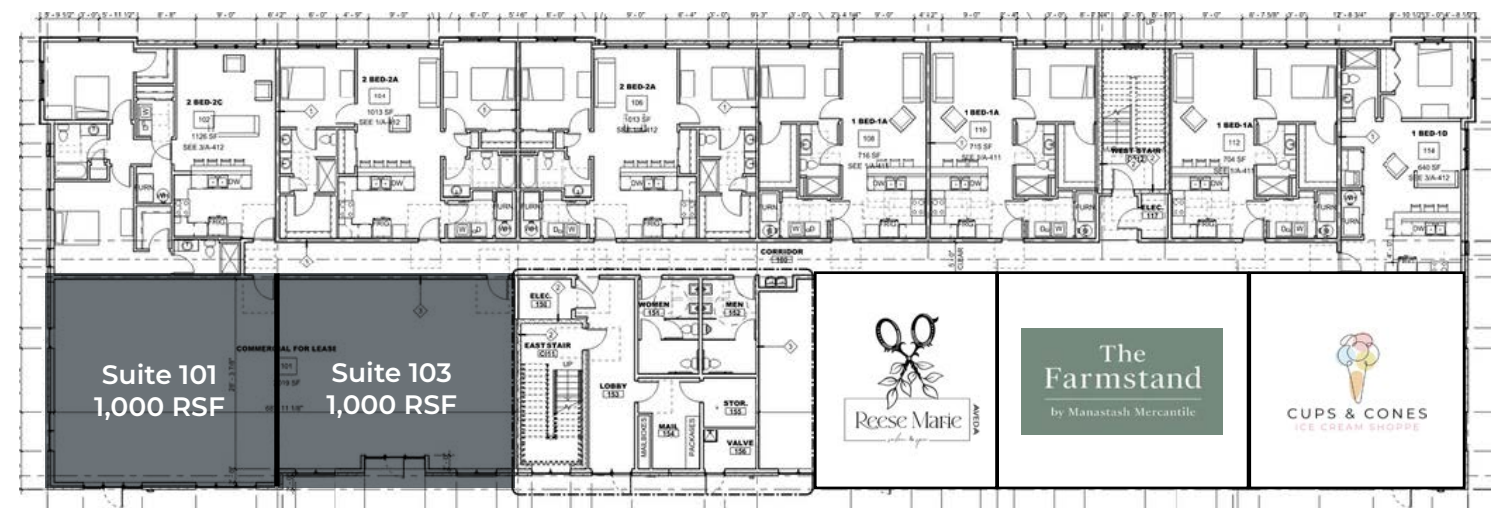
PROPERTY SPECIFICATIONS

Availability: Up too 2,000 RSF contiguous

- Suite 101: 1,000 RSF
- Suite 103: 1,000 RSF

Lease rate: \$3,400 Modified Gross/bay

- +/- 1,000 SF bays, approx. 35' x 28' deep bays
- Access to shared restrooms
- Available now



Middlebrook Main Street (LOT 4 | EAST BUILDING)

PROPERTY SPECIFICATIONS

Availability: Up to 4,205 RSF contiguous

- Suite 1: 1,878 RSF
- Suite 2: Peoples Company
- Suite 3: 1,768 RSF
- Suite 4: 1,768 RSF

Lease rate: \$25/RSF NNN

TI Allowance: Negotiable

- Available now!
- All bays have a back patio overlooking the plaza



SURROUNDING AREA



2024 ESTIMATED POPULATION

10M	15M	20M
210,513	477,227	620,269
MEDIAN AGE		
10M	15M	20M
37	37	37

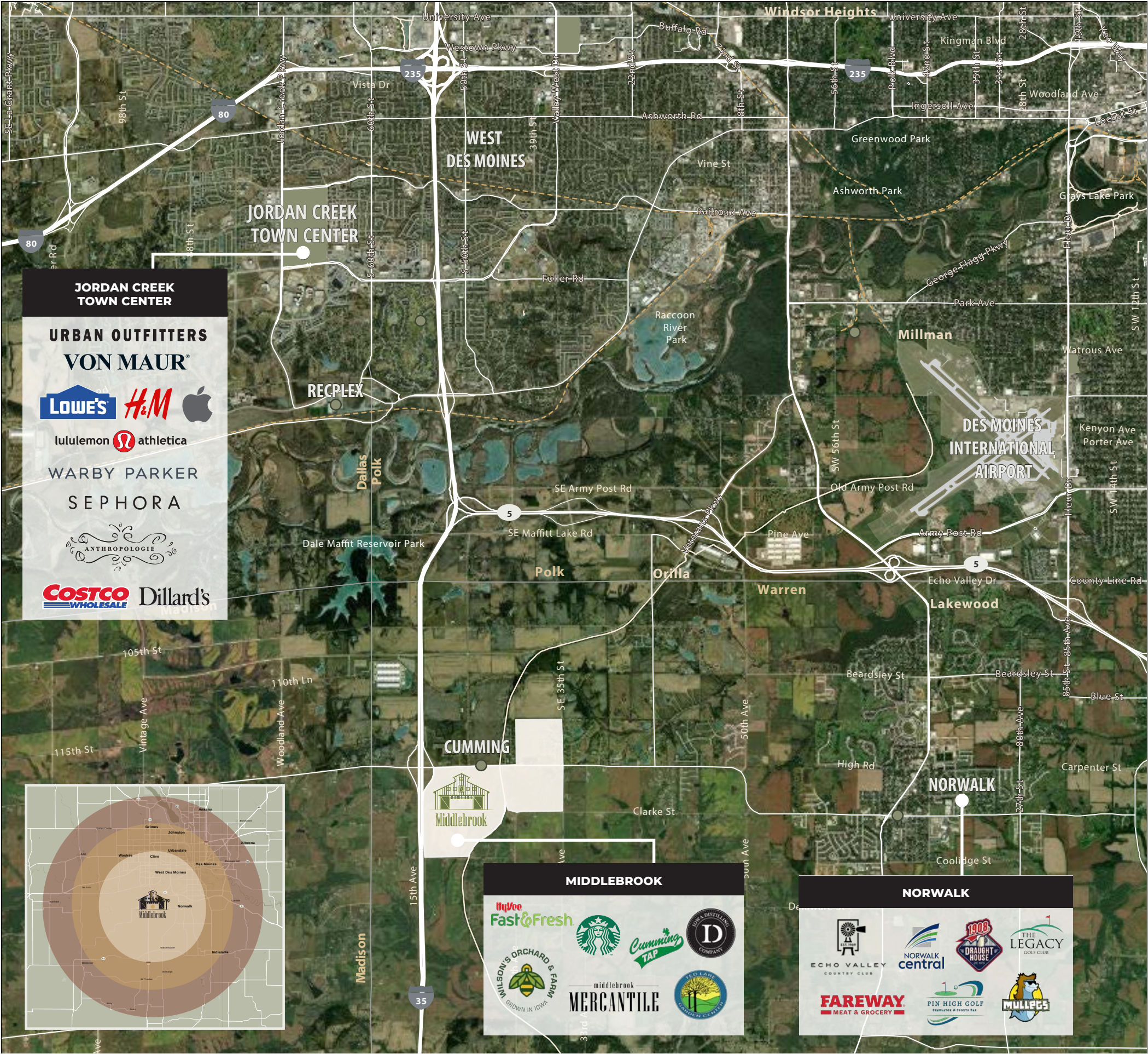


2024 ESTIMATED HOUSEHOLDS

10M	15M	20M
88,742	193,271	247,792

2024 AVERAGE HOUSEHOLD INCOME

10M	15M	20M
\$110,875	\$104,795	\$106,493





Middlebrook

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