

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

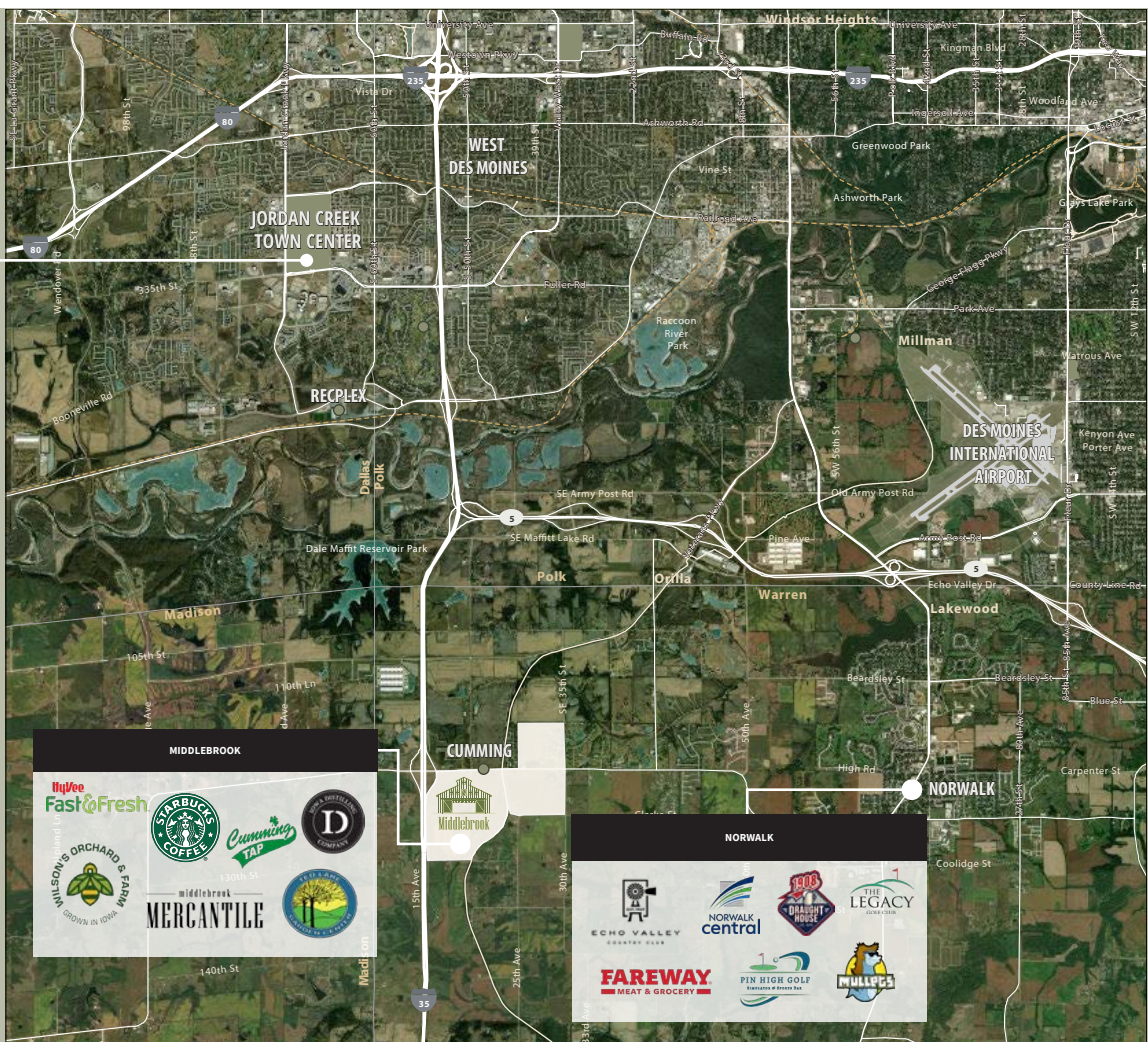
PRICE: \$550,000

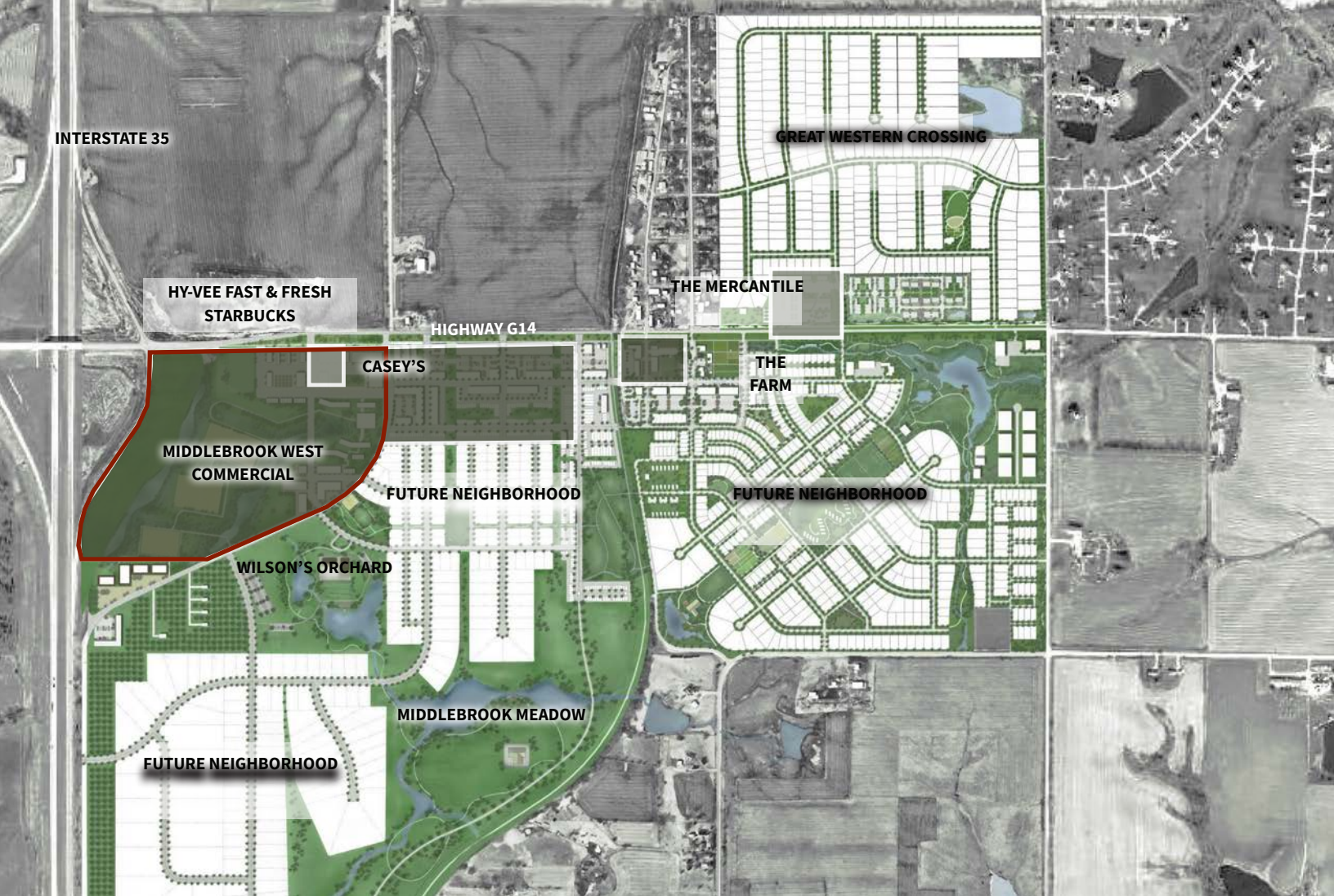
ZONING: C1 - Hwy Commercial

**Not subject to PUD or Middlebrook Design guidelines*



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.





SURROUNDING AREA



2025 TOTAL POPULATION

10M

232,244

15M

492,740

20M

642,528

MEDIAN AGE

10M

37.3

15M

36.9

20M

37.1



2025 TOTAL HOUSEHOLDS

10M

98,547

15M

200,484

20M

258,194

2025 AVERAGE HOUSEHOLD INCOME

10M

\$118,065

15M

\$113,352

20M

\$115,121



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