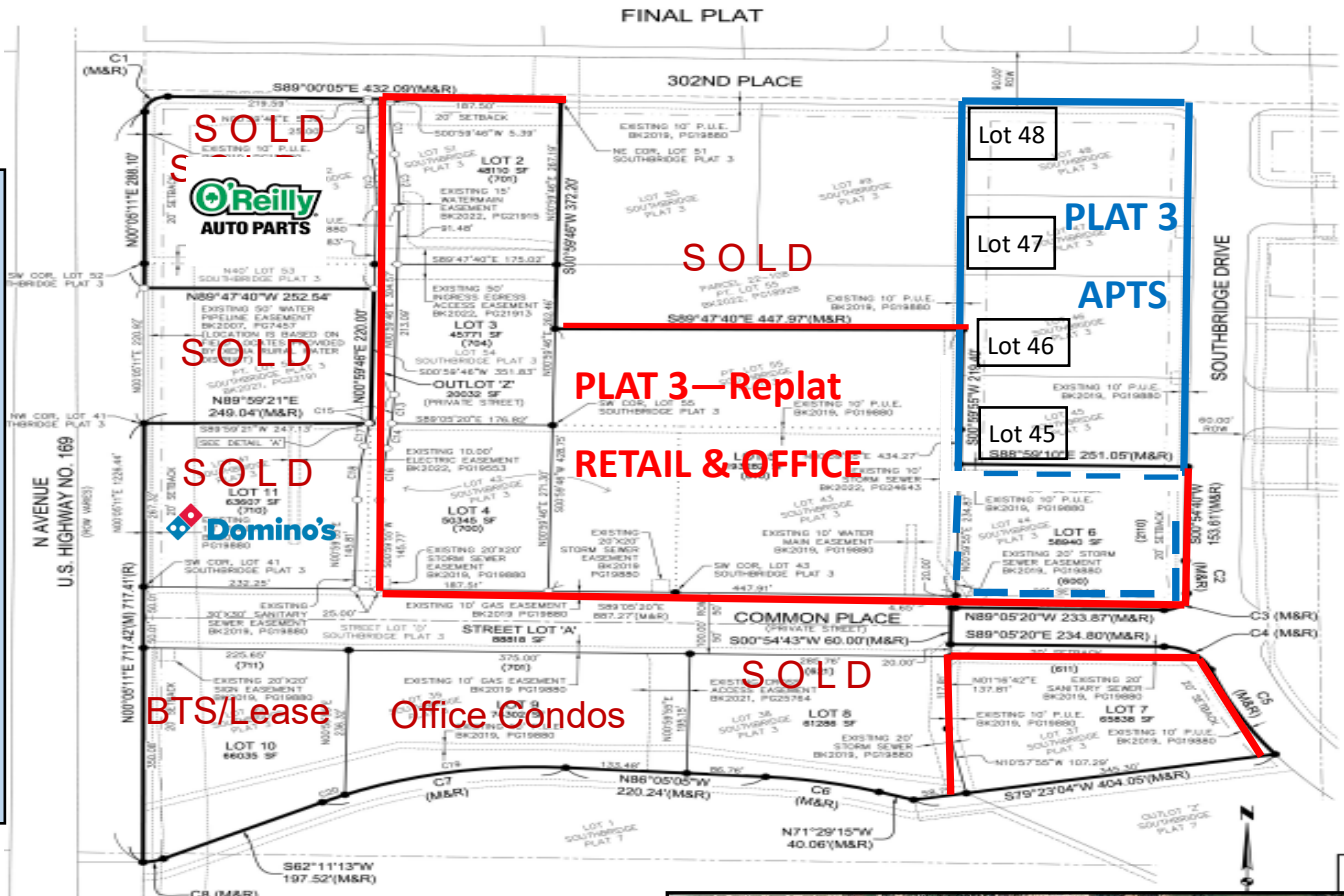


SOUTHBRIDGE COMMERCIAL LOTS - ADEL, IA

302nd Place & Hwy 169
Adel, IA 50003

FOR SALE

NEW ADEL DESOTO HIGH SCHOOL



LAND – SOUTHBRIDGE

- Prime Adel commercial sites
- New high school across the street west
- All utilities; ready to build
- SEE EXHIBITS for PRICING



CONTACT

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2026 V1

SOUTHBRIDGE COMMERCIAL LOTS - ADEL, IA

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Adel, IA 50003

SOUTHBRIDGE PLAT 3 (RE-PLATTED) – COMMERCIAL PRICING

LOT	STYLE	\$/SF	SIZE (AC)	SIZE (SQ. FT.)	PRICE (\$)*
1	RETAIL		1.80	78,197	SOLD
2	RETAIL/OFFICE	\$5.50	1.10	48,111	\$264,611
3	RETAIL/OFFICE	\$5.50	1.05	45,773	\$251,752
4	RETAIL/OFFICE	\$6.00	1.16	50,346	\$302,076
5	RETAIL/OFFICE	\$5.50	4.44	193,382	\$1,063,601
6	APTS/OFFICE	\$5.00	1.35	58,940	\$294,700
7	RETAIL/OFFICE	\$5.00	1.51	65,838	\$329,190
8	RETAIL	-	1.41	61,286	SOLD
9	RETAIL	-	1.71	74,302	SOLD
10	RETAIL	-	1.52	66,035	SOLD
11	RETAIL	-	1.46	63,620	SOLD
12	RETAIL	-	1.26	55,000	SOLD

**All lot prices include realtor fee*

SOUTHBRIDGE PLAT 7 COMMERCIAL PRICING

LOT	STYLE	\$/SF	SIZE (AC)	SIZE (SQ. FT.)	PRICE (\$)
A – NW	RETAIL	\$7.50	1.57	68,246	\$511,845
B – SW	RETAIL	\$8.00	1.31	57,169	\$457,352
C – NE	RETAIL	\$4.00	2.36	102,963	\$411,852
D – SE	RETAIL	\$5.00	1.37	59,483	\$297,415

SOUTHBRIDGE PLAT 9 COMMERCIAL PRICING

LOT	STYLE	\$/SF	SIZE (AC)	SIZE (SQ. FT.)	PRICE (\$)
1	RETAIL	\$7.50	1.8	78,755	\$590,663
2	RETAIL	\$5.50	4.04	178,029	\$979,160

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SOUTHBRIDGE PLAT 3—APARTMENT LAND					
LOT	STYLE	\$/SF	SIZE (AC)	SIZE (SQ. FT.)	PRICE (\$)*
45	APTS	\$4.43	.84	36,387	*
46	APTS	\$4.43	.95	41,366	*
47	APTS	\$4.43	.75	32,549	*
48	APTS	\$4.43	.83	36,278	*
* LOTS 45,46,47,48 SOLD TOGETHER - PRICE \$650,000					
6	OPTIONAL	\$5.00	1.35	58,940	\$294,700

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PLAT 7

