Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- 27.07-acre residential development site within the City of Clinton
- R-5 zoning offers potential for multifamily and higher-density residential development
- Grading completed, with portions of the property already prepared for future development
- Located within an established TIF district
- Adjacent to Ericksen Community Center and Park, providing convenient access to recreational amenities and green space
- Approximately 3 mi. & 7 min. from central Clinton
- 5-mile population of approx. 32,636 with 14,163 households
- Median household income of approx. $62,410 within five miles
- Median home value of approximately $162,039 within five miles
- Housing Affordability Index of 132 within 5 miles
- Currently utilized as farmland during future development planning
- Approximately 1,179,169 square feet of land
- Attractively priced at approx. $19,025 per acre

Site: Residential Development

0 13th Avenue, Clinton, IA

FOR SALE	$515,000
LOT SIZE	27.07 ACRES

Details

Parcel	8801180000
Taxes	$1,314 (2025)
Zoning	R-5
TIF District	Yes
Site Improvements	Grading Complete / Partially Developed

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NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale

27.07 Acres

27.07-Acre R-5 Residential Development Site





| Ring of 15 miles

22,385
Households

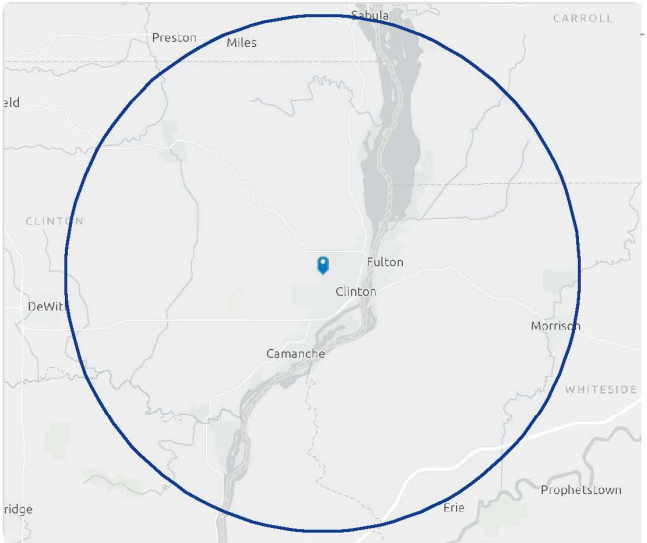
43.5
Median Age

11,999
2026 Pop Age 25+: High School Diploma

$181.8K
Median Home Value

2.6
Home Value to Income Ratio

Median home value divided by median household income



KEY FACTS

53,984
Population

43.5
Median Age

2.3
Average Household Size

$70,945
Median Household Income

BUSINESS

25,093
2026 Total Employees (NAICS)

1,869
2026 Total Businesses (NAICS)

Tapestry

Top 5 segments by household count

K3 Loyal Locals >	4,172 | **18.6%**
I3 Heartland Communities >	4,172 | **18.6%**
I7 Country Charm >	3,839 | **17.1%**
K7 Room to Roam >	2,878 | **12.9%**
E3 Hometown Charm >	1,974 | **8.8%**
Other	5,350 | **23.9%**

Loyal Locals accounts for 18.6% of households in the area which is **15.8% higher** than the U.S.

View comparison table

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri



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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

32,636
Population

42.8 Median Age

2.27
Average Household Size

14,163
Total Households

EDUCATION

7.95%	7.34%	19.58%	14.42%
No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad

BUSINESS

1,291
Total Businesses

19,991
Total Employees

EMPLOYMENT

2,318
Retail Trade Employees

667
Finance/Ins/Real Estate Emp

5,741
Manufacturing Employees

1,061
Eating & Drinking Employees

4.5% Unemployment Rate

INCOME

$62,410
Median Household Income

$35,111
Per Capita Income

$210,733
Median Net Worth

Households by Income

The largest group : $100,000 - $149,999 (18.77%)
The smallest group : $200,000+ (5.16%)

Indicator	Value(%)
< $15,000	10.2
$15,000 - $24,999	7.74
$25,000 - $34,999	10.78
$35,000 - $49,999	13.2
$50,000 - $74,999	15.55
$75,000 - $99,999	11.74
$100,000 - $149,999	18.77
$150,000 - $199,999	6.86
$200,000+	5.16

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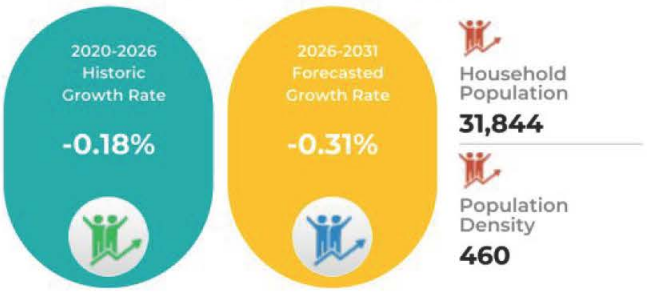

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Infographic: Population Trends (Ring: 5 mile radius)

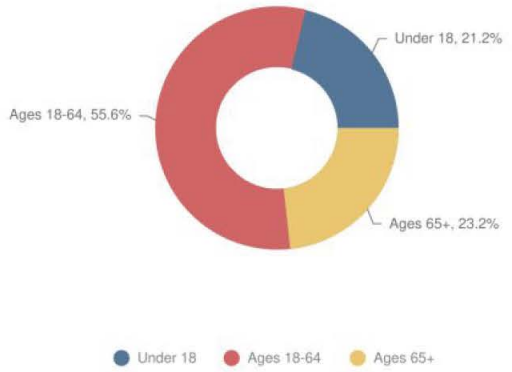
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

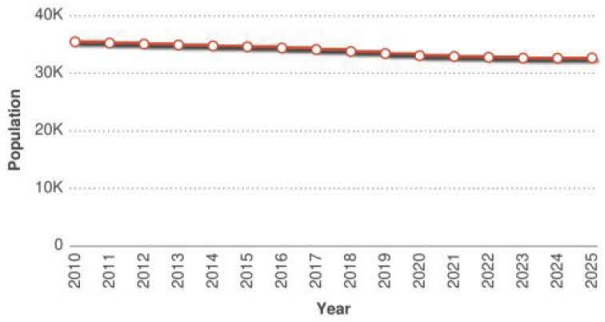
32,636 Population	14,163 Households	42.8 Median Age
2.27 Avg Size Household	$62,410 Median Household Income	$162,039 Median Home Value
61 Wealth Index	132 Housing Affordability	30.4 Diversity Index

HISTORICAL & FORECAST POPULATION



POPULATION BY AGE





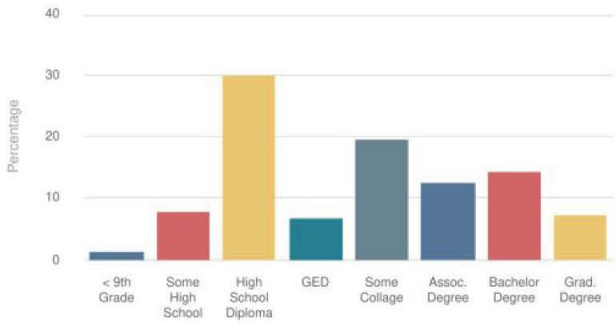
DAYTIME POPULATION

34,447 2026 Total Daytime Population	17,683 2026 Daytime Pop: Residents
16,764 2026 Daytime Pop: Workers	489 2026 Daytime Pop Density

POPULATION BY GENERATION

5.28% Greatest Gen: Born 1945/Earlier	22.48% Baby Boomer: Born 1946 to 1964	18.31% Generation X: Born 1965 to 1980
21.81% Millennial: Born 1981 to 1998	20.64% Generation Z: Born 1999 to 2016	11.48% Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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Infographic: Lifestyle / Tapestry (Ring: 5 mile radius)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING

39,697,539	24,063,123	43,254,632	22,037,301	331,087,737
Meals at Restaurants	Apparel & Services	Entertainment/ Recreation	Home Services	Retail Goods

ANNUAL LIFESTYLE SPENDING

$33,169,570	$1,200,555	$698,128	$1,365,190	$12,383,490
Travel	Theatre/Operas/Concerts	Movies/Museums/Parks	Sports Events	Pets
$110,376	$4,801,979	$7,121,910	$17,316,824	$1,792,297
Online Gaming	Cash Gifts to Charities	Life/Other Insurance	Education	RV (Recreational Vehicles)

TAPESTRY SEGMENTS

I3

LifeMode Group: Countryscapes
Heartland Communities
3,621 Households
Household Percentage: 25.6%
Median Age: 43.6
Median Household Income: $62,555

K3

LifeMode Group: Suburban Shine
Loyal Locals
2,553 Households
Household Percentage: 18%
Median Age: 46.3
Median Household Income: $80,766

E3

LifeMode Group: Community Connections
Hometown Charm
1,974 Households
Household Percentage: 13.9%
Median Age: 35.9
Median Household Income: $53,246

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