COMMERCIAL LOTS

FOR **SALE**

5.35 AC & 2.53 AC LOTS

FAIRFIELD, IA 52556



CRAIG BYERS, CCIM
319 360 7017
CBYERS@Q4REALESTATE.COM

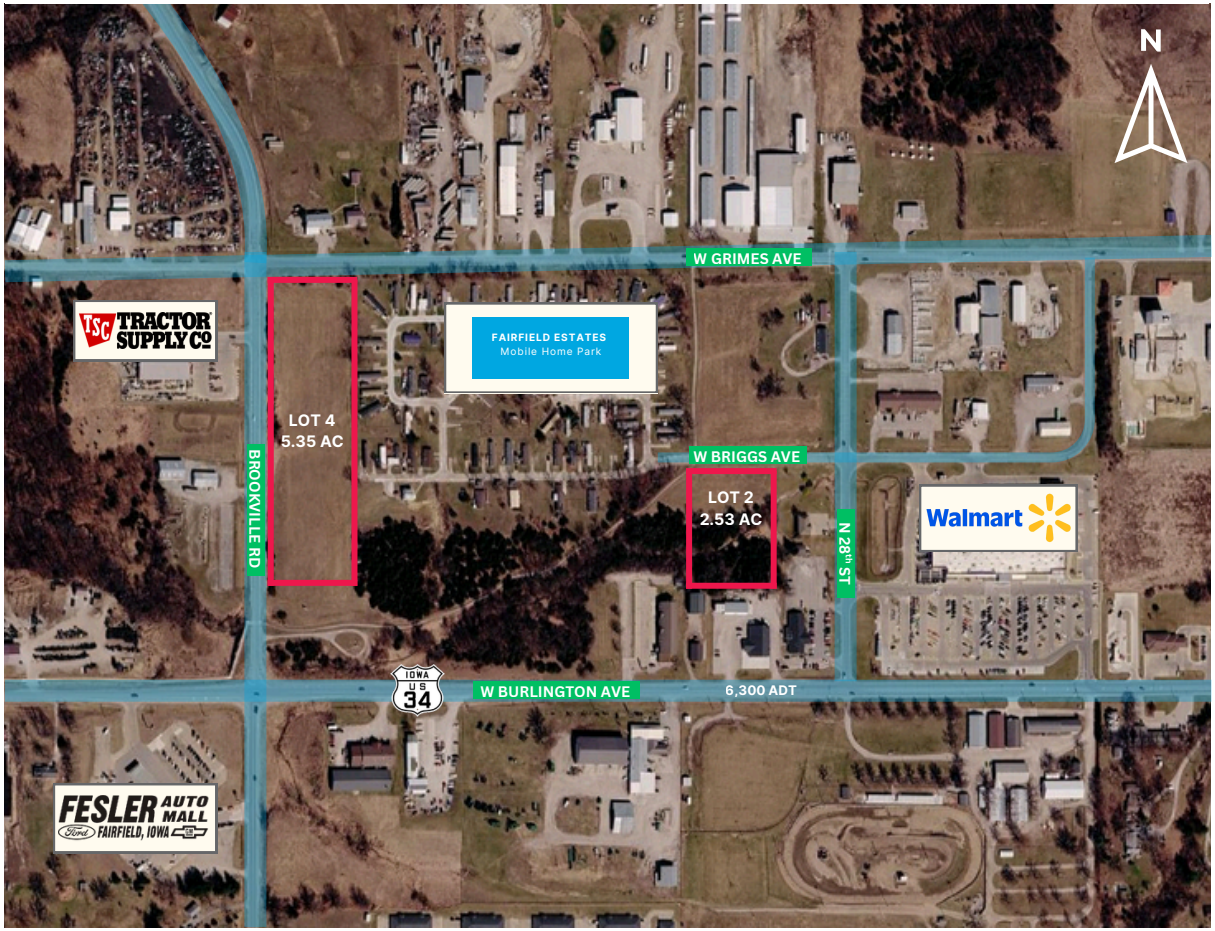
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1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM

Q4 REAL ESTATE

SITE PLAN



LOT DESCRIPTIONS

Lot	Size (Ac)	List Price	List Price PSF
Lot 2	2.53	$165,000	$1.50
Lot 4	5.35	$475,000	$2.04

SITE HIGHLIGHTS

- Located in Fairfield, IA just off of W Burlington Ave near Walmart, Tractor Supply Co., Fesler Ford Auto Mall, and Fairfield Estates Mobile Home Park.
- Traffic counts exceed 6,300 vehicles daily along W Burlington Ave.
- Deed restrictions exist on both lots. Contact listing broker for a full list of prohibited uses.

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DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	668	9,814	11,390
Households	320	4,476	5,171
Median HH Income	$49,773	$55,239	$57,922
Median Net Worth	$100,719	$122,782	$141,041

LOCATION HIGHLIGHTS

- Fairfield is the county seat of Jefferson County in southeast Iowa. The U.S. Census Bureau estimated the city's population at 9,220 as of July 2025.
- Fairfield is served by U.S. Highway 34 and Iowa Highway 1, providing convenient east–west and north–south access across southeast Iowa.
- Fairfield offers a relaxed small-town lifestyle with local restaurants, a lively arts and music scene, and plenty of outdoor recreation. The nearly 16-mile Fairfield Loop Trail connects city parks and winds through prairies, woodlands, and along lakes.

SURROUNDING BUSINESSES

Walmart Supercenter, La Hacienda Mexican Restaurant, Jimmy Johns, Super 8, JC Huffman Cabinetry, Dollar General, Pizza Hut, Scooter's Coffee, Tractor Supply Co., Casey's, McDonald's, Hy-Vee, O'Reilly Auto Parts, Pizza Ranch, Dollar Tree, Fesler Ford Auto Mall and more.

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