



OFFERING SUMMARY

Lot Size:	1.25 - 8.62 AC
Price:	\$4.00 - \$10.00 PSF
Iowa Avenue W:	7,800 VPD
S Center Street:	13,700 VPD
Highway 30:	9,600 VPD

PROPERTY OVERVIEW

Lots have utilities to site. Commercial and hotel sites are available. New developments in the area are the Marshalltown Unity Point Health Hospital, only 2 blocks away, and the Alliant Energy construction project bringing 3,000 workers this year. Lots provide opportunities for C-store, fast food, Big Box, retail strip, medical offices, hotels. Potential financial incentives are available. Neighboring retailers, Menards and Theisen's, have completed a new lumber manufacturing & distribution center and a 40,000 SF expansion respectively.

LAND LOTS	LOT #	SIZE	PRICE
Available	1	1.84 Acres	\$10.00 / SF
Available	2	2.26 Acres	\$6.00 / SF
Available	3	8.62 Acres	\$4.00 / SF
Available	4	1.25 Acres	\$8.50 / SF



MARSHALLTOWN DEVELOPMENT LAND

Iowa Ave W & HWY 14 Marshalltown, IA 50158



POPULATION	10 MILES	20 MILES	40 MILES
Total Population	45,095	63,800	203,034
Average age	39.1	40.1	40.4
Average age (Male)	37.5	38.6	39.0
Average age (Female)	40.3	41.4	42.0
HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total households	17,361	24,855	80,472
# of persons per HH	2.6	2.6	2.5
Average HH income	\$54,507	\$57,699	\$59,500
Average house value	\$122,880	\$145,215	\$145,927

* Demographic data derived from 2020 ACS - US Census

