

MARSHALLTOWN DEVELOPMENT LAND

Iowa Ave W & HWY 14 Marshalltown, IA 50158



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



515.750.7500 5619 NW 86TH ST, #100 JOHNSTON, IA 50131

STEVE SCOTT, CCIM

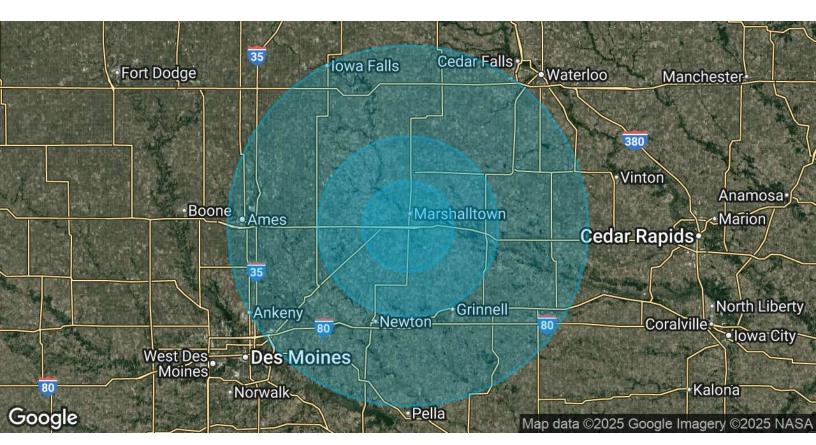
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POPULATION	10 MILES	20 MILES	40 MILES
Total Population	45,095	63,800	203,034
Average age	39.1	40.1	40.4
Average age (Male)	37.5	38.6	39.0
Average age (Female)	40.3	41.4	42.0
HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total households	17,361	24,855	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



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