Land | For Sale



# Helgerson Flats

# For Sale

CBRE is pleased to exclusively offer For Sale Development Sites and Build-to-Suit Buildings Available from 1 Acres to 29 Acres.

## Site Features

# Telco

- + 10 GB Fiber
  - + Mediacom to site

### + 4.68 -77.5 Acres

+ Roads and infrastructure completed

+ 77.5 Acre Commercial Development available from along Hwy 63/Hwy 163

+ lowa certified site

## **Existing Sewer**

- + 4.00 Main
- + City of Ottumwa

# **Contact Us**

### Mike Macri III, CCIM, MRED

Vice President +1 515 221 6625 mike.macri@cbre.com Licensed in the State of Iowa

# **Existing Gas**

- + 8.00" line 4.00" Line
- + 540 PSI & 600 PSI
- + MidAmerican

# **Existing Water Services**

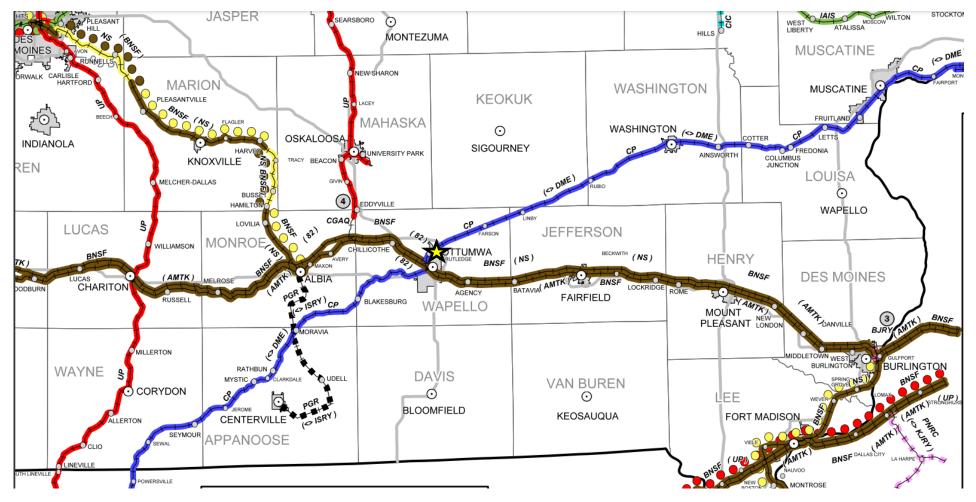
- + 12" Main
- + 2.54 MGD Ottumwa waterworks
- + Existing Electric Lines (Eastern Board)
- + Alliant Energy
- + 13.2 KV Distribution lines

Pawnee Drive & Angle Road Ottumwa, Iowa



# Helgerson Flats Pawnee Drive & Angle Road | Ottumwa, Iowa

Area Rail lines map





# Pawnee Drive & Angle Road | Ottumwa, Iowa

### AREA UTILITIES MAP

### 8" Natural Gas Line Pac (540 psi) Canad 63 Legend\* 10" Sewer Main 16.5' Fiber Optic Easement Water Main (Ottumwa Water Works) 163 Sanitary Main (City of Ottumwa) 4" Natural Natural Gas Line (MidAmerican Energy) Gas Line 13.2 kV Electric Distribution Line (Alliant Energy) (600 psi) Proposed Tree areas, wildlife habitat - Telecommunications (Mediacom) Substation Non-Developable - 1.2 acres 12.4 acres reserved for Proposed Road 1 Osage Dr. Angle Rd. ++++ Existing Railroad substation Proposed 2" 120th Ave. Natural Gas Line Non-Developable Land (60 psi) 1.0 Acre Wetland (J) Wetland Delineation (Impact7G, Inc., Oct. 2017) Ø Jurisdictional Wetland (J) Lift Station Pawnee Dr. Non-Jurisdictional Wetland (NJ) XXOak Meadow Ave. Drainage Stream 10" Sewer Main Total Developable: 78.07 Acres Proposed Pad 300.000 SF 12" Water Main \* All dashed lines indicate proposed Utility routes Fox & Sauk Dr. 2" Natural Gas Lines (60 psi) 0.1 Acre Wetland (NJ) Angle Rd. Oak Meadow Ave. 4" Force Main 2" Natural Gas Line (600 psi) 10 gb 30' Water Line Fiber Line Parallel Gas Lines Easement 8" (540 psi) and 16.5' Fiber Optic Easement 4" (600 psi) 500 1.000 2,000 0 Feet Map Prepared: May 2019

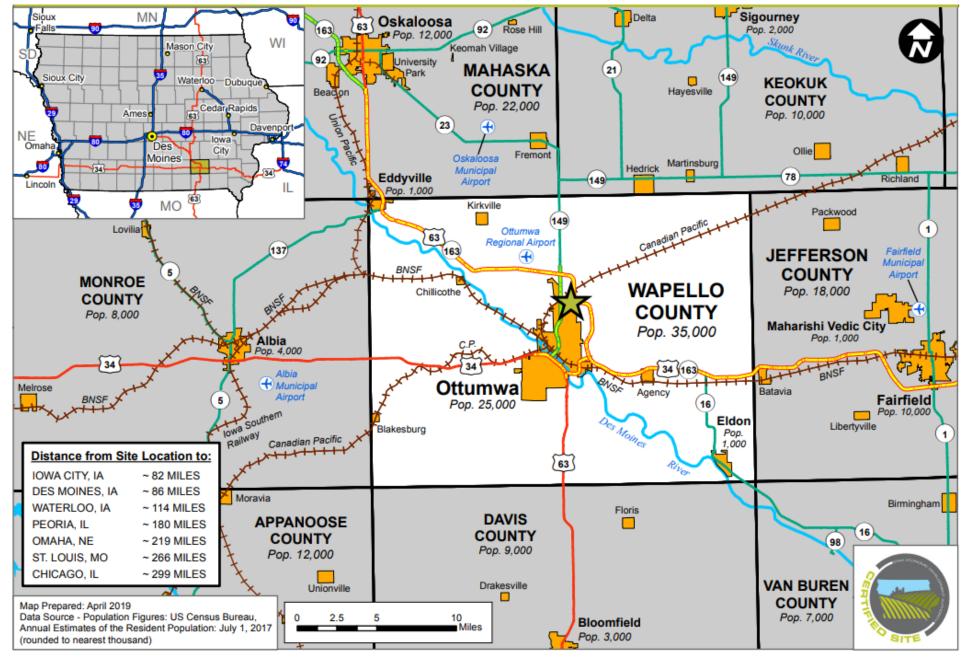


For Sale

## www.cbre.com/desmoines

# For Sale

Pawnee Drive & Angle Road | Ottumwa, Iowa AREA TRANSPORTATION MAP

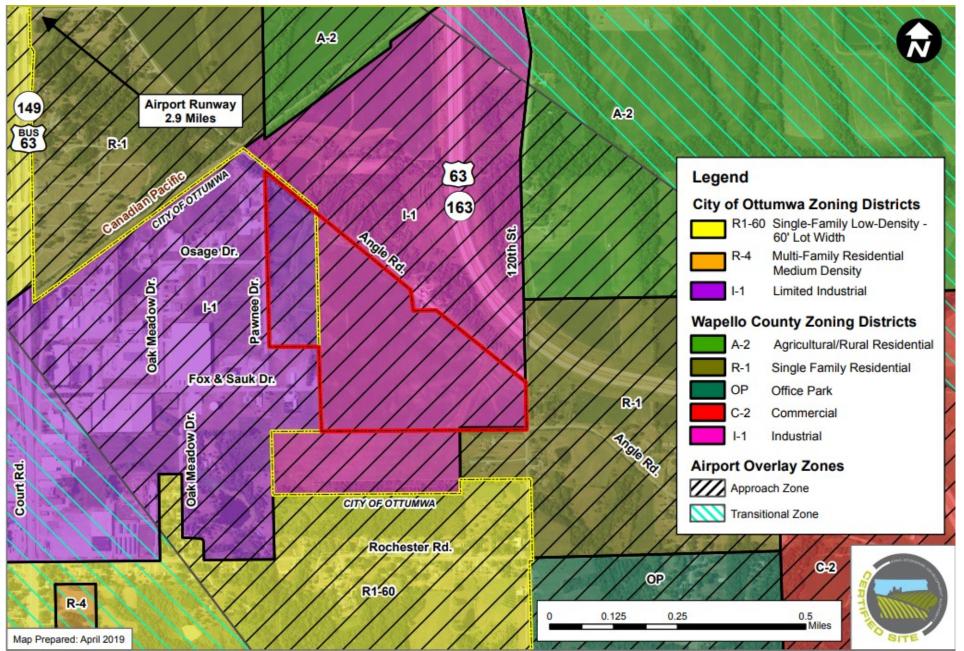




Pawnee Drive & Angle Road | Ottumwa, Iowa

# ZONING MAP

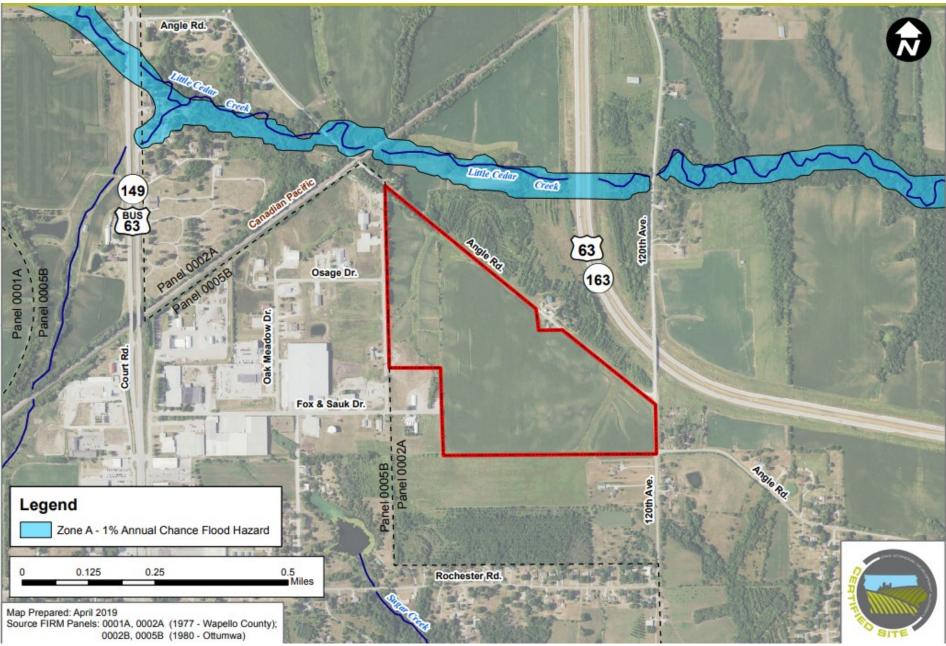






Pawnee Drive & Angle Road | Ottumwa, Iowa

# FEMA Flood Plain Map





www.cbre.com/desmoines

# For Sale



( ++ )- POPULATION	1 Mile	3 MILES	5 Miles
2021 Population - Current Year Estimate	431	6,753	19,644
2026 Population - Five Year Projection	430	6,677	19,441
2010 Population - Census	415	6,862	19,822
2000 Population - Census	367	6,995	19,989
2010-2021 Annual Population Growth Rate	0.34%	-0.14%	-0.08%
2021-2026 Annual Population Growth Rate	-0.05%	-0.23%	-0.21%
HA- HOUSEHOLDS			
2021 Households - Current Year Estimate	151	2,639	7,917
2026 Households - Five Year Projection	151	2,606	7,824
2010 Households - Census	144	2,673	8,013
2000 Households - Census	133	2,640	8,148
2010-2021 Annual Household Growth Rate	0.42%	-0.11%	-0.11%
2021-2026 Annual Household Growth Rate	0.00%	-0.25%	-0.24%
2021 Average Household Size	2.61	2.35	2.39
() HOUSEHOLD INCOME			
2021 Average Household Income	\$77,864	\$77,155	\$60,015
2026 Average Household Income	\$86,603	\$83,852	\$65,300
2021 Median Household Income	\$60,369	\$60,296	\$44,520
2026 Median Household Income	\$65,132	\$64,865	\$47,074
2021 Per Capita Income	\$28,977	\$30,491	\$24,249
2026 Per Capita Income	\$32,296	\$33,081	\$26,341
(A)- HOUSING UNITS			
2021 Housing Units	152	2,911	8,936
2021 Vacant Housing Units	1 0.7%	272 9.3%	1,019 11.4%
2021 Occupied Housing Units	151 99.3%	2,639 90.7%	7,917 88.6%
2021 Owner Occupied Housing Units	121 79.6%	1.	,
2021 Renter Occupied Housing Units	30 19.7%	674 23.2%	3,106 34.8%
education			
2021 Population 25 and Over	292	4,563	13,259
HS and Associates Degrees	142 48.6%	2,731 59.9%	8,908 67.2%
Bachelor's Degree or Higher	124 42.5%	1,598 35.0%	2,824 21.3%
PLACE OF WORK			
2021 Businesses	47	228	1.003

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