

# 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

- + 77.5 Acre Commercial Development available from along Hwy 63/Hwy 163
- + 4.68 -77.5 Acres
- + Roads and infrastructure completed
- + Iowa certified site

### Existing Sewer

- + 4.00 Main
- + City of Ottumwa

### Telco

- + 10 GB Fiber
- + Mediacom to site

### 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

## Contact Us

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 Licensed in the State of Iowa

Pawnee Drive & Angle Road  
 Ottumwa, Iowa



# Helgerson Flats

Pawnee Drive & Angle Road | Ottumwa, Iowa

For Sale

Area Rail lines map



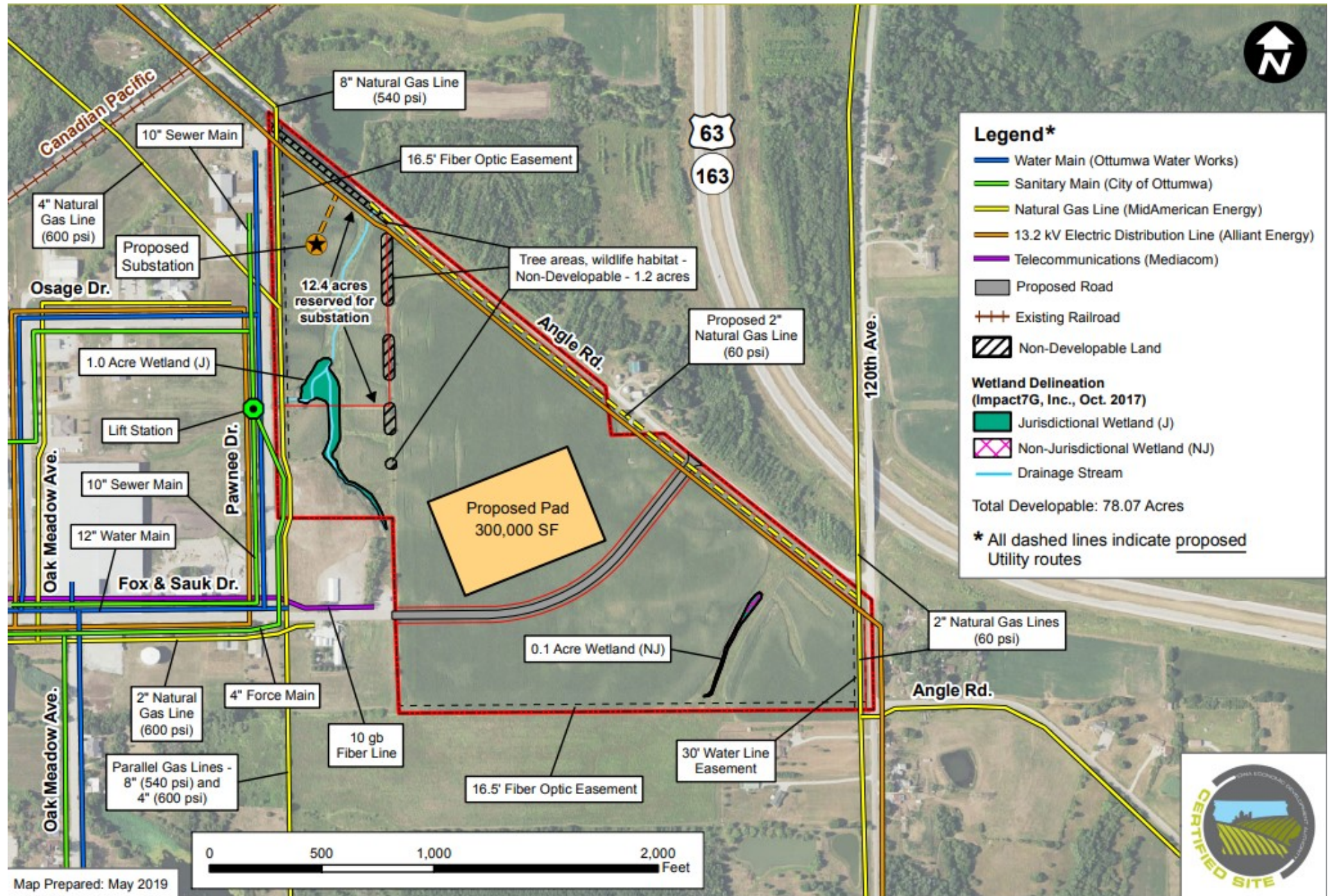


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Pawnee Drive & Angle Road | Ottumwa, Iowa

AREA UTILITIES MAP

For Sale



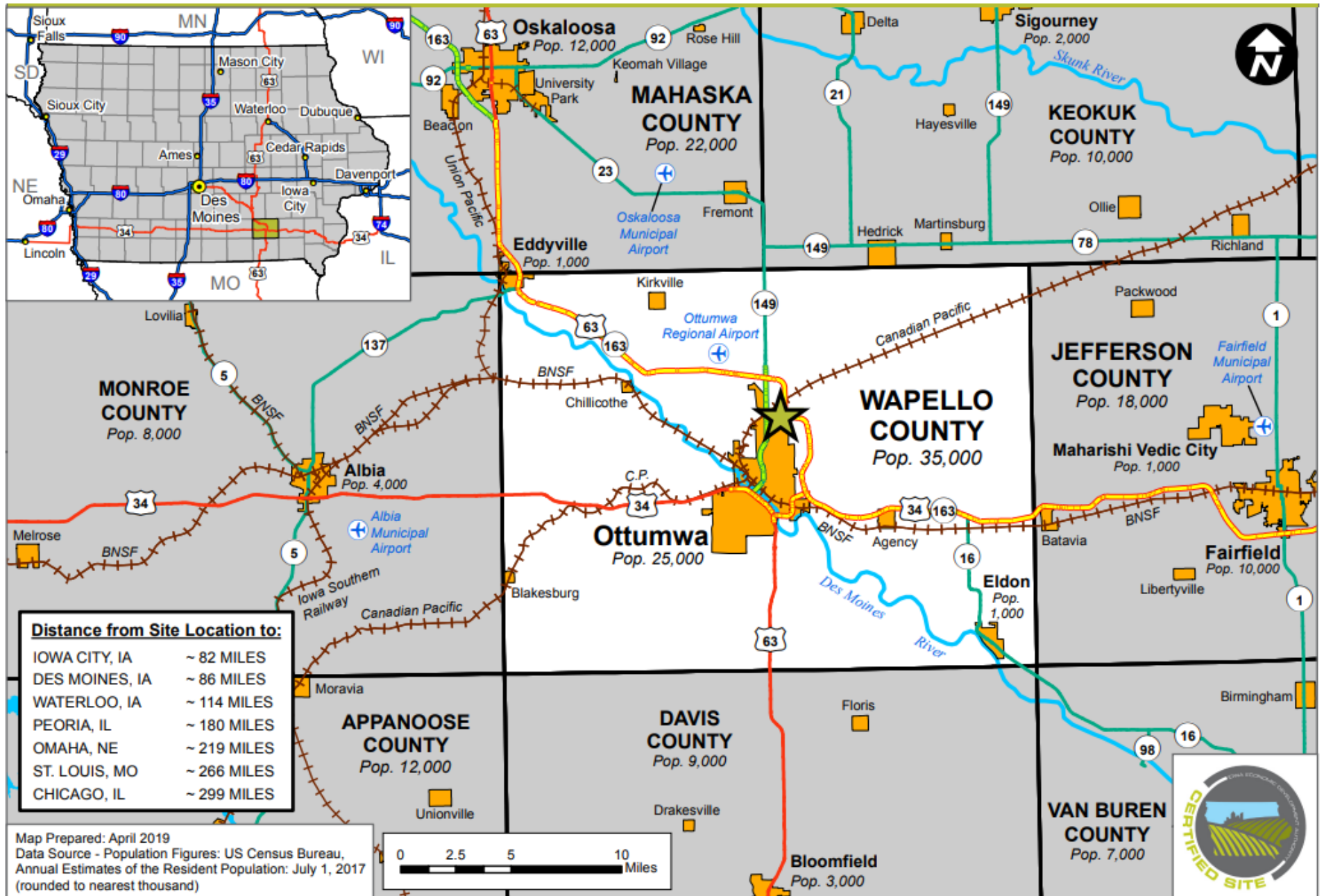


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Pawnee Drive & Angle Road | Ottumwa, Iowa

AREA TRANSPORTATION MAP

For Sale



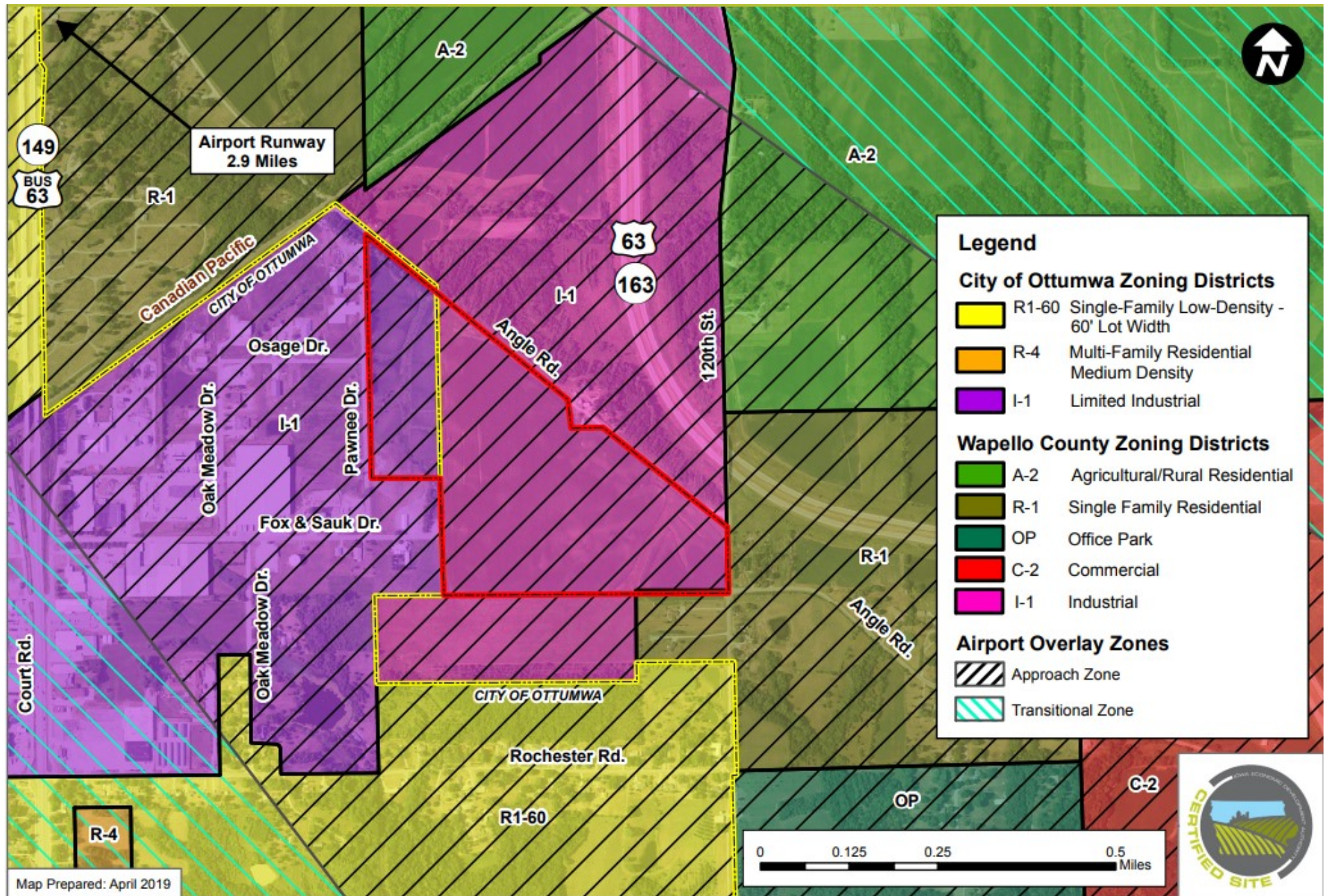


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Pawnee Drive & Angle Road | Ottumwa, Iowa

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## ZONING MAP



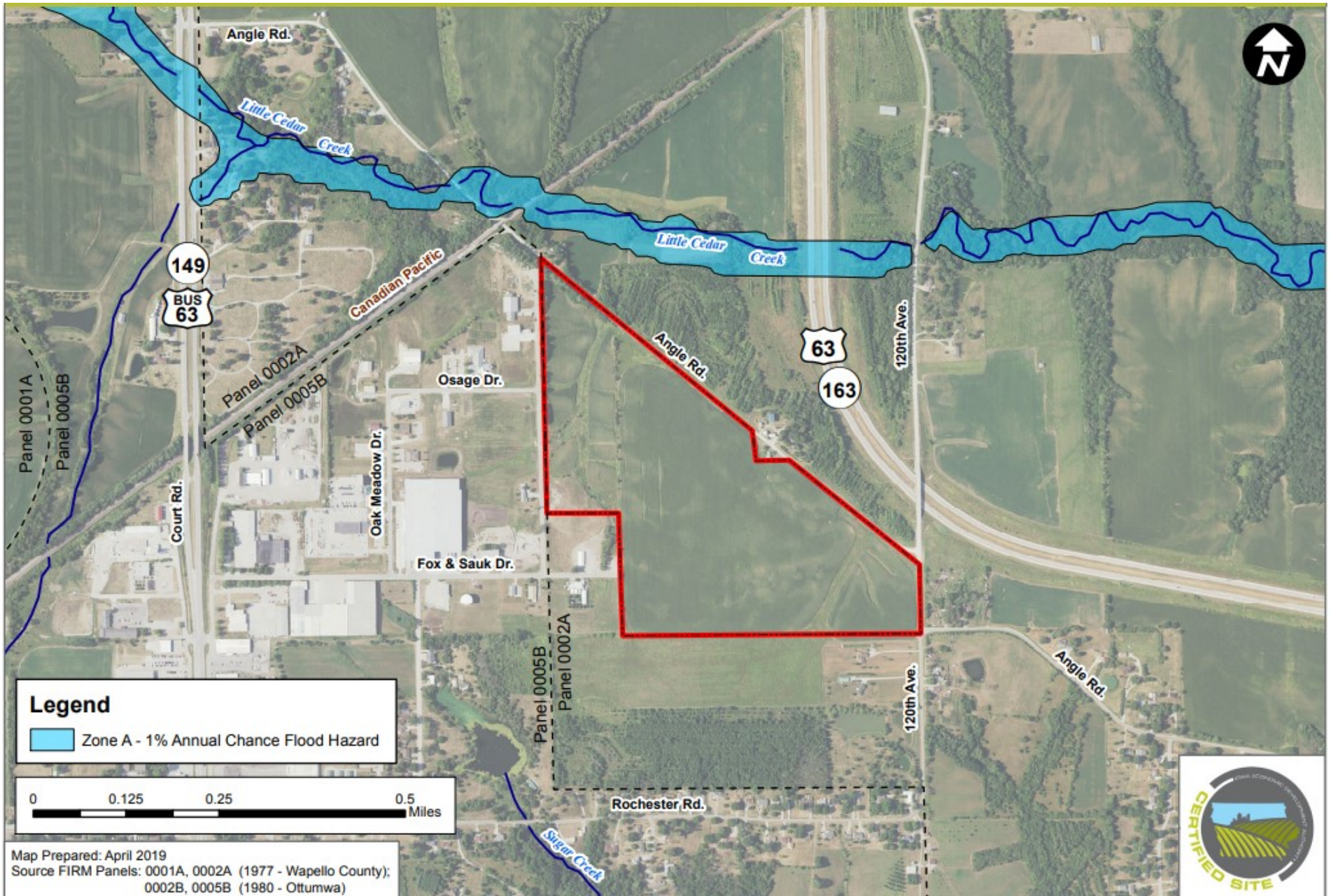


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Pawnee Drive & Angle Road | Ottumwa, Iowa

For Sale

FEMA Flood Plain Map





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Pawnee Drive & Angle Road | Ottumwa, Iowa

For Sale



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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
<b>HOUSEHOLD INCOME</b>			
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
<b>HOUSING UNITS</b>			
<b>2021 Housing Units</b>	<b>152</b>	<b>2,911</b>	<b>8,936</b>
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%	1,965 67.5%	4,811 53.8%
2021 Renter Occupied Housing Units	30 19.7%	674 23.2%	3,106 34.8%
<b>EDUCATION</b>			
<b>2021 Population 25 and Over</b>	<b>292</b>	<b>4,563</b>	<b>13,259</b>
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%
<b>PLACE OF WORK</b>			
2021 Businesses	47	228	1,003
2021 Employees	386	3,524	21,199

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