

APPROX. 16 ACRES AVAILABLE

DEVELOPMENT LAND

CARROLL, IA 51401

UNDER
CONTRACT

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16 ACRES
AVAILABLE



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

DEVELOPMENT LAND

Carroll, IA



PROPERTY HIGHLIGHTS

Unlock the potential of this 33-acre parcel of commercial land ideally situated in a rapidly growing area. With exceptional development potential and excellent visibility, this property is perfect for a wide range of commercial uses including retail, office, industrial, mixed-use, etc. Whether you're an investor, developer, or end-user, this site offers a blank canvas for your next project.

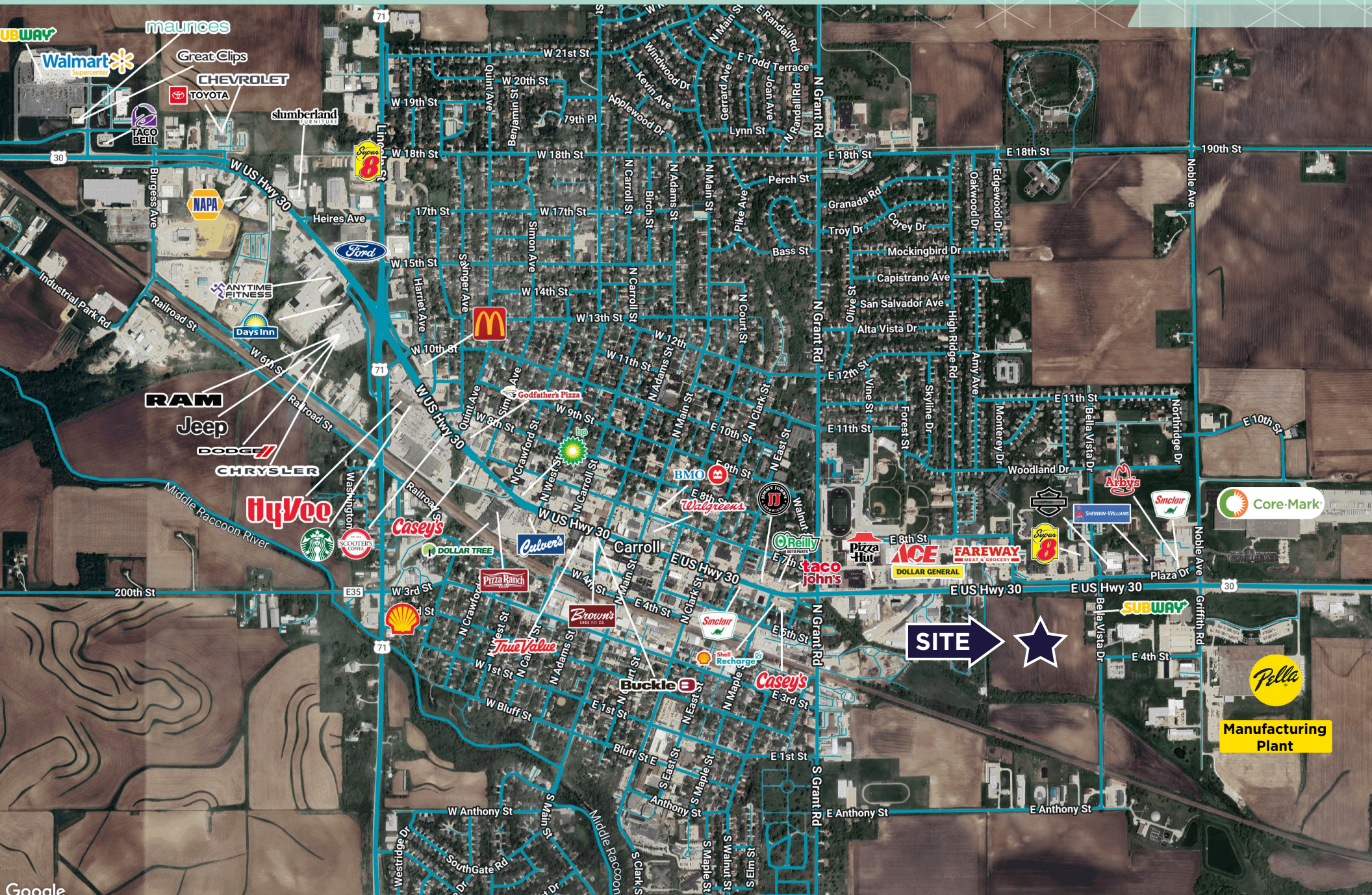
PROPERTY FEATURES

Parcel Size:	33.11 Acres (1,442,271.6 Sq. Ft.)
RE Taxes:	\$1,012.43, estimated for 2026/2027

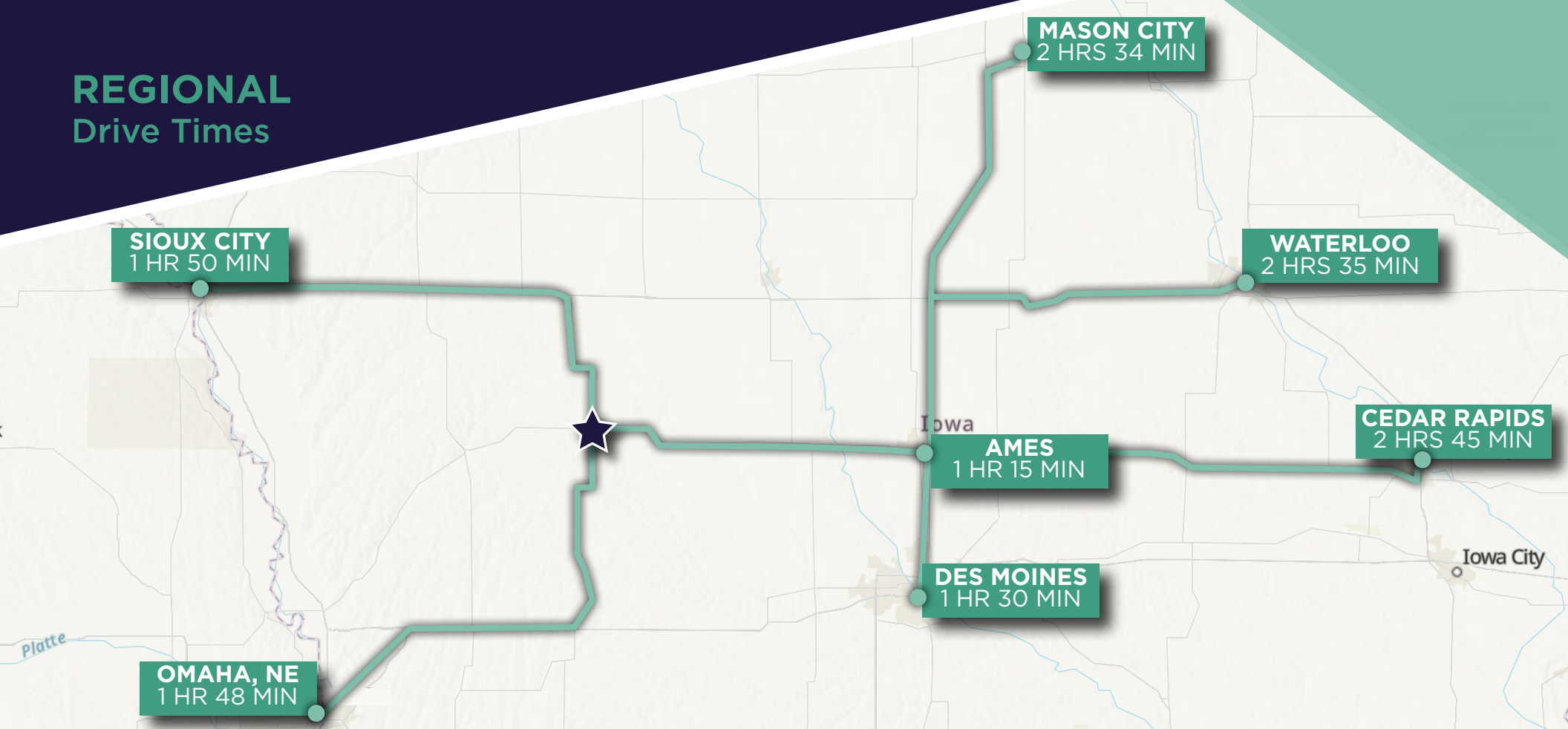


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REGIONAL Drive Times



CARROLL, IOWA



AVERAGE HOUSEHOLD INCOME

2024: \$86,106

PROJECTED 2029: \$98,061



TOTAL POPULATION

10,362



TOTAL BUSINESSES

655

From a bustling downtown business district to beautiful park areas, there's a lot to love about the city of Carroll. A state-of-the-art library, local shopping, diverse food options, and incredible camping areas are just a few reasons to love Carroll. There are many things that make Carroll a great place to work, live, and visit!

Tucked in beautiful, West Central Iowa, Carroll itself sits at the intersection of US Highways 30 & 71. Carroll County provides an ideal location for manufacturing, value-added agriculture, retail, and more as the hub of Western Iowa. This economically progressive community provides quality healthcare, education, and community engagement.

MAJOR EMPLOYERS

Core-Mark Midcontinent, Inc.	The Graphic Edge
St. Anthony Regional Hospital	Hy-Vee
Pella Corporation	Wal-Mart Super Center
American Home Shield	Smithfield Foods
Carroll Community School	Kuemper Catholic School
New Hope	Collins Aerospace

Carroll County
New Opportunities
City of Carroll
McFarland Clinic
Carroll Coolers



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FOR MORE INFORMATION, CONTACT:

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