

PREMIUM DEVELOPMENT LAND

210.95 ACRES M/L IN POLK COUNTY, IA



LISTING #18373



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210.95 ACRES M/L

Prime Industrial Development Opportunity – 210.95 Acres M/L in Polk County, Iowa
Peoples Company is proud to present 210.95 acres m/l of industrial land in a desirable, fast growing area between Ankeny, Altoona and Bondurant. The site sits 3.5 miles east of I-35 (Exit 90 – Oralabor Road/NE 78th Ave) and 3.5 miles north of I-80 (Exit 142 – Hwy 65). This highly desirable location offers excellent access to workforce, infrastructure, and a rapidly expanding industrial corridor.

The property is divided into two parcels: the southern 63 acres have already been annexed into the City of Altoona, while the remaining 148 acres lie in unincorporated Polk County. According to Altoona's Future Land Use Map, the entire site is designated for Light Industrial use—making it ideal for manufacturing, logistics, warehousing, or tech infrastructure development.

A high-voltage overhead power line traverses the property, directly connecting to a major MidAmerican Energy substation located just to the south—ensuring robust power availability for high-demand users.

This region has become a magnet for large-scale industrial investment, with notable developments nearby including:

- Meta (Facebook) – 500+ acre data center campus south of the site
- Amazon – 2.6 Million square foot distribution facility and a 280,000 square foot last mile distribution facility.

The City of Altoona offers industrial tax abatement to qualifying uses. The city's current program offers a 5- year sliding scale (Year 1 – 75%, Year 2 60%, Year 3 – 45% Year 4 – 30%, Year 5 – 15%)

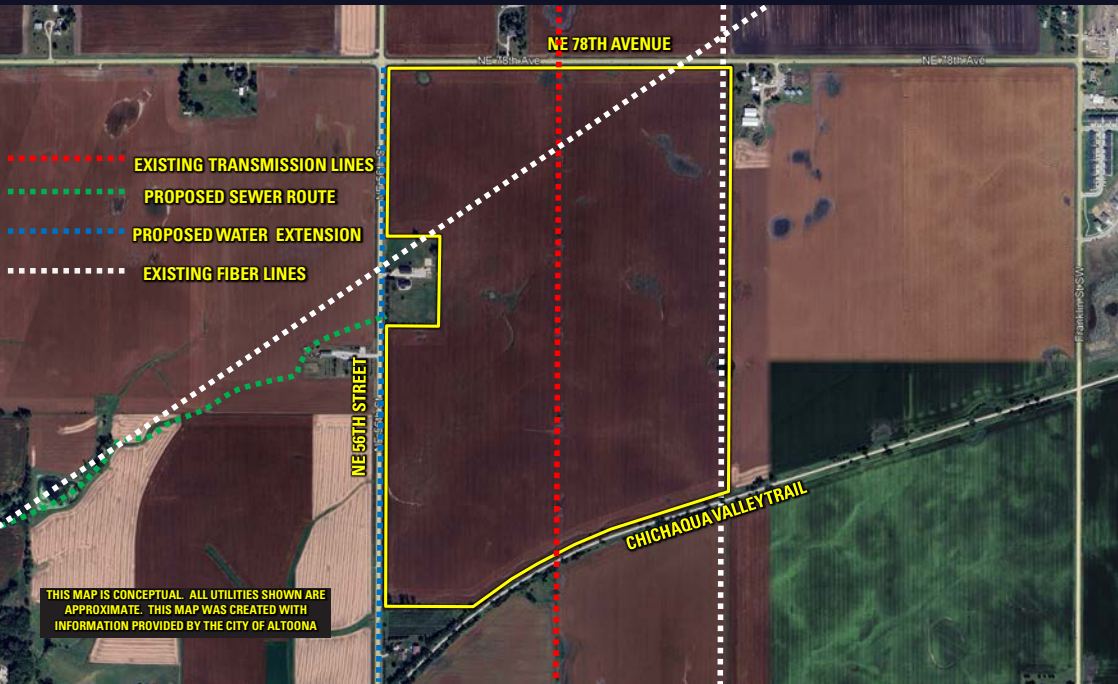
With strong municipal support, growing infrastructure, and a central location in the heart of Iowa's booming industrial market, this property represents a rare and valuable opportunity for developers and end-users alike.



PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY



Utilities Map



PEOPLES COMPANY.COM

PRIME DEVELOPMENT OPPORTUNITY



12119 STRATFORD DRIVE
CLIVE, IA 50325



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