



# DEVELOPMENT LAND FOR SALE

Palo Rd

Lot Size: 25.36 Acres

**PALO RD**  
CENTER POINT, IA 52213

**ANGIE GLICK-MARTIN, SIOR**

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**RACHEL WATERS**

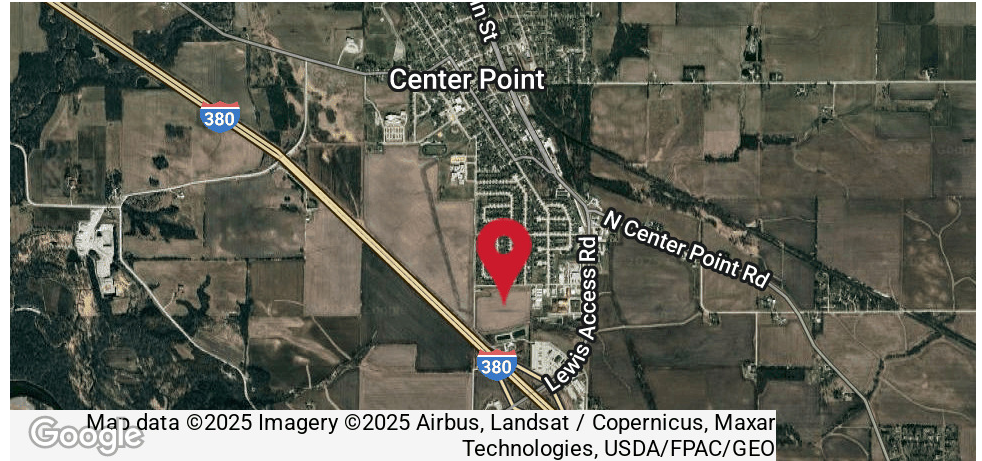
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$2,200,000

**Net Real Estate Taxes:** \$1,020.00

**Lot Size:** 25.36 Acres

**Price / Acre:** \$86,751

**Zoning:** A-1, Agricultural District

### LOCATION OVERVIEW

Excellent access and visibility from I-380. The property is near recent developments, including Center Point Heights Senior Living, Cedar Point Harvest Apartments and Lewis Access Outfitters making it a prime location for growth.

### PROPERTY OVERVIEW

Prime Development Opportunity in Center Point, Iowa. This 25+ acre site offers exceptional interstate visibility and the convenience of city utilities already at the property. Currently zoned AG, the future land use map highlights its potential for commercial and medium-density multifamily development. Center Point is a sought-after community with a strong school district and a progressive city government open to a variety of uses. Center Point is also a short 15-minute drive to NE Cedar Rapids, providing easy access to additional amenities and employment hubs.

### PROPERTY HIGHLIGHTS

- Interstate visibility
- City utilities at the site

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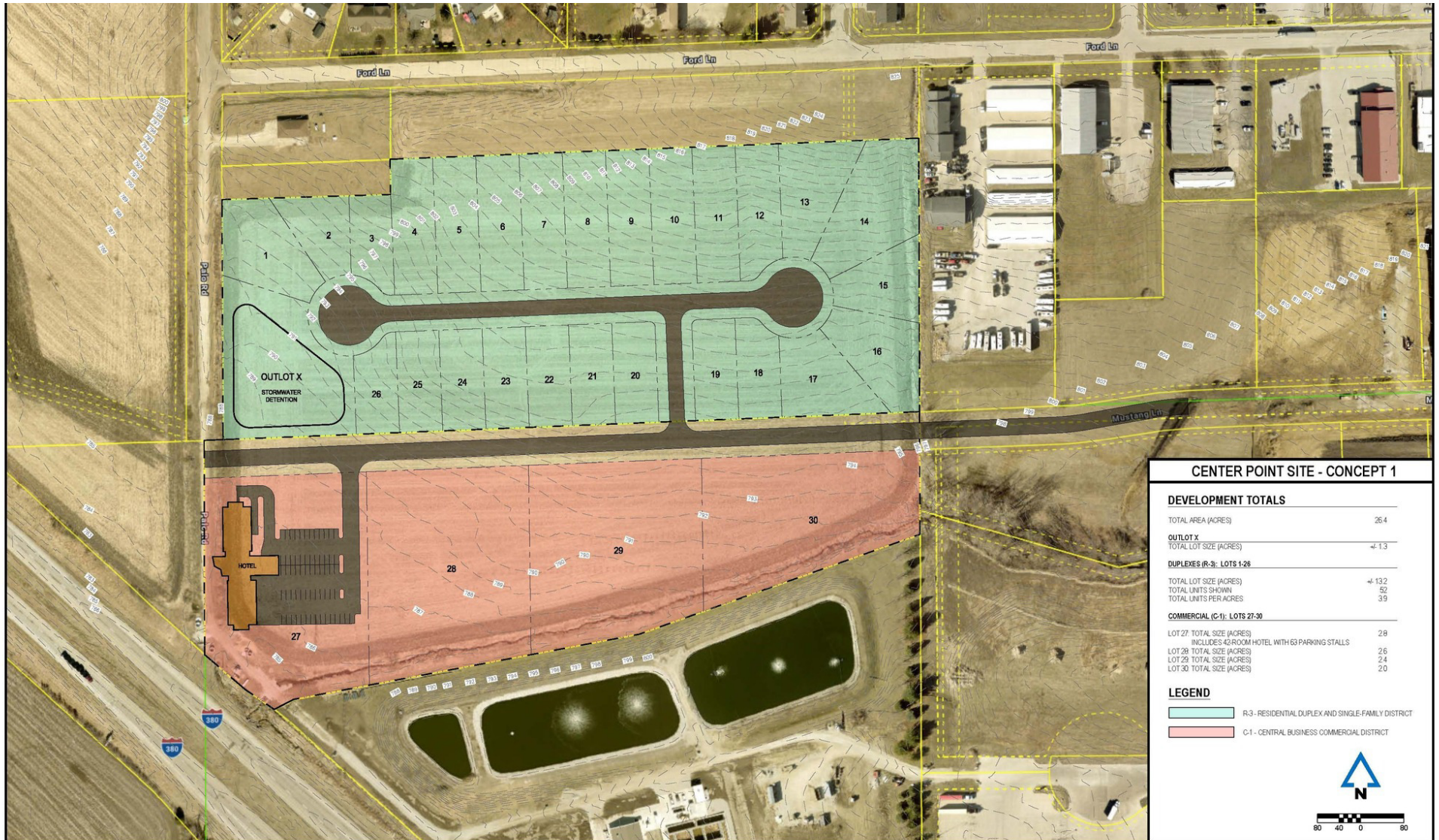
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

CONCEPT SITE PLAN



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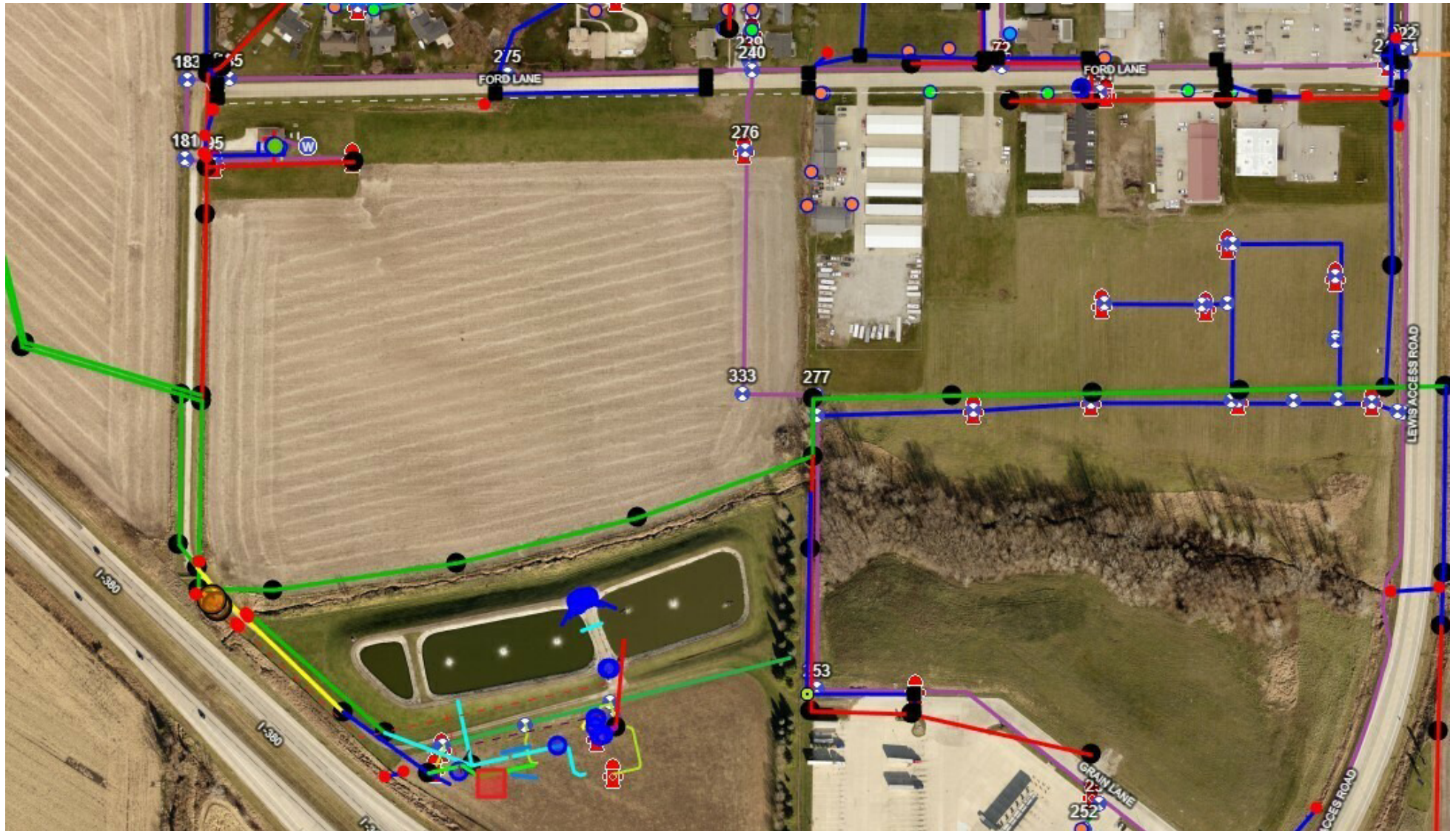
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UTILITY MAP



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AERIAL MAP



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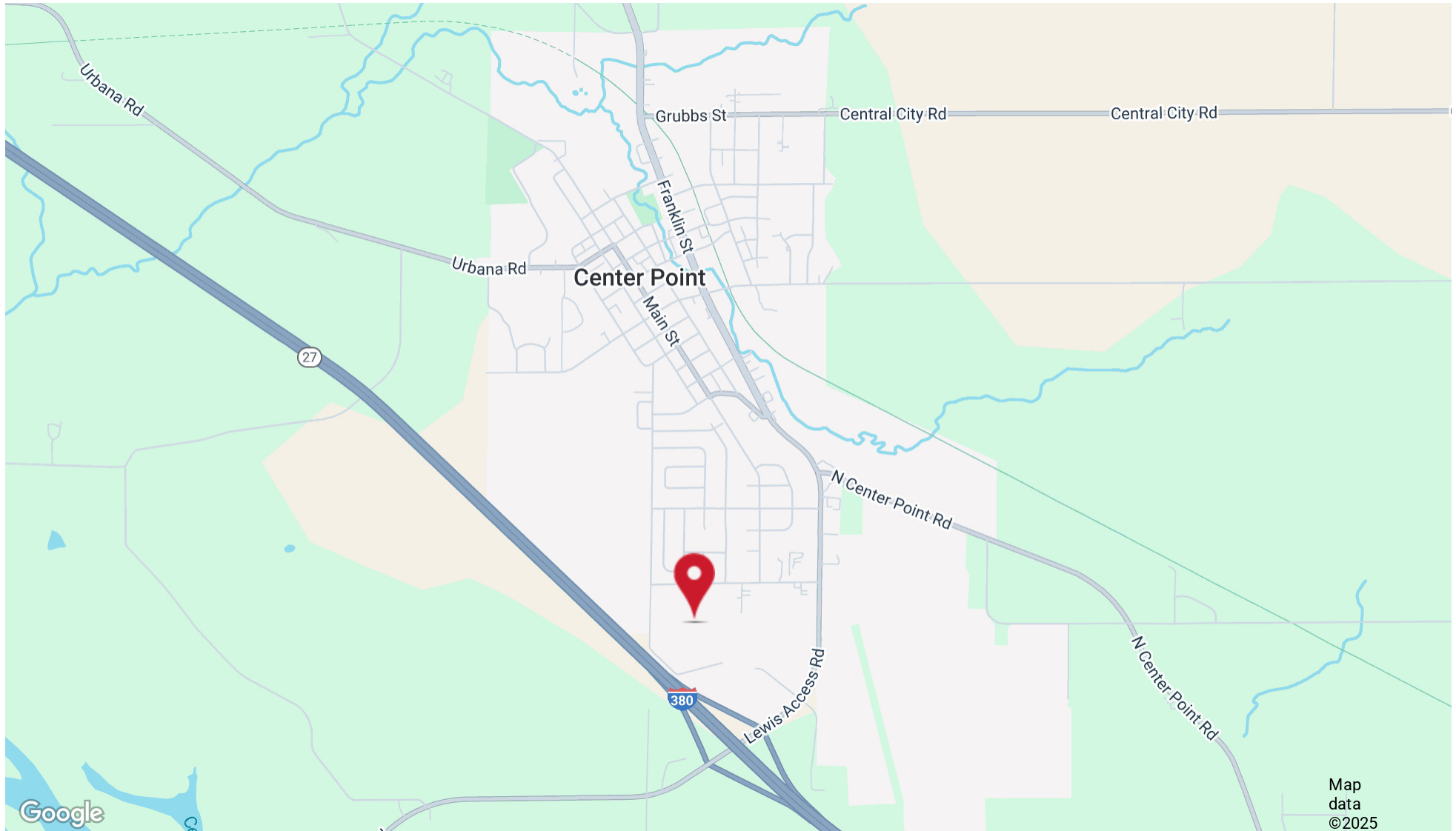
RETAILER MAP



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LOCATION MAP



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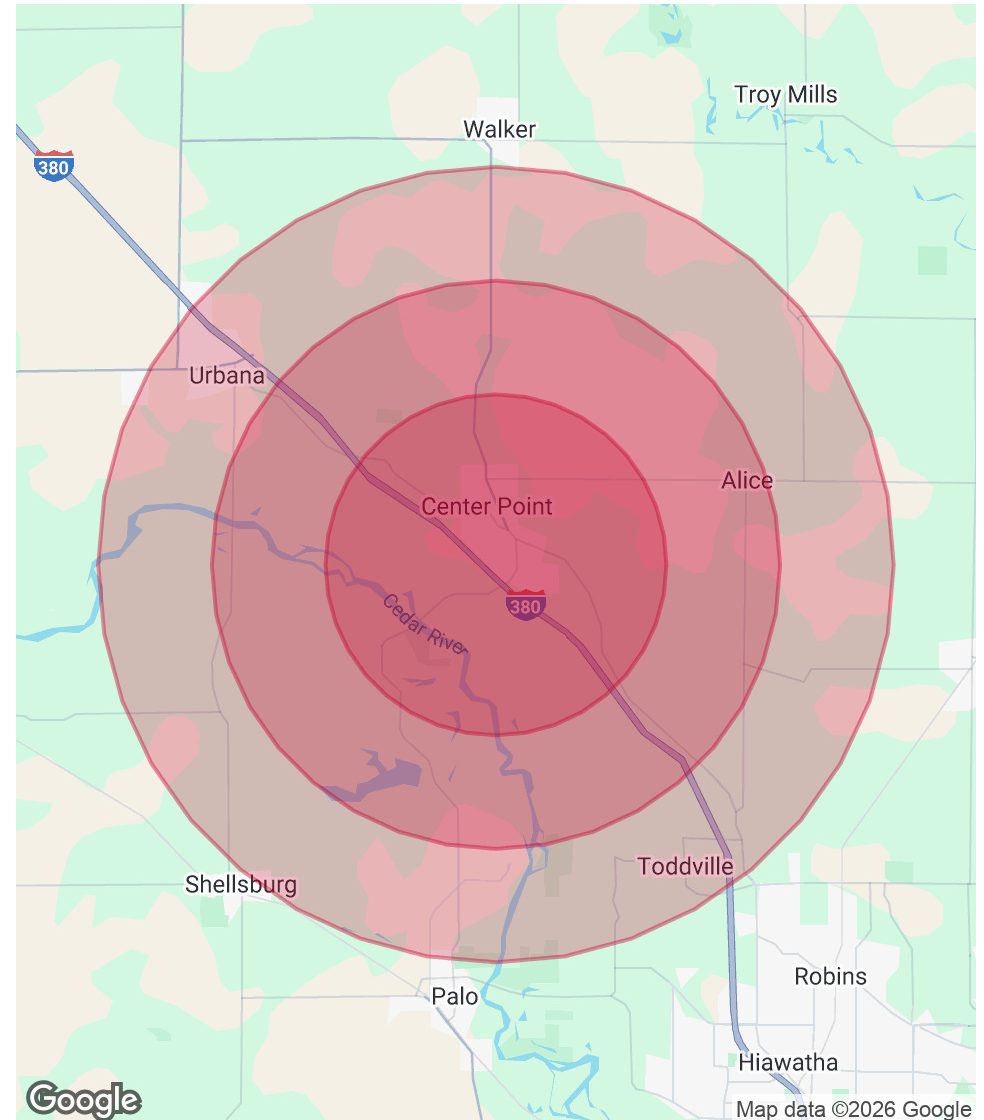
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## DEMOGRAPHICS MAP & REPORT

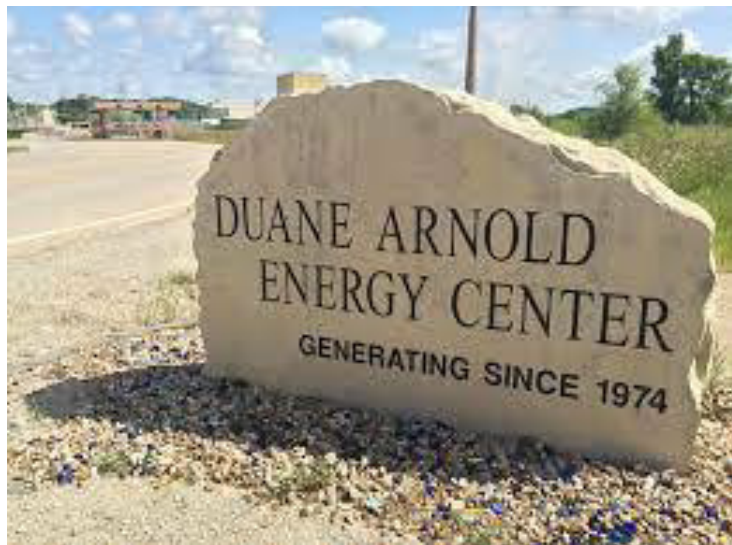
| POPULATION                 | 3 MILES   | 5 MILES   | 7 MILES   |
|----------------------------|-----------|-----------|-----------|
| Total Population           | 3,280     | 4,745     | 9,246     |
| Average Age                | 39        | 40        | 41        |
| Average Age (Male)         | 39        | 40        | 40        |
| Average Age (Female)       | 39        | 40        | 41        |
| HOUSEHOLDS & INCOME        | 3 MILES   | 5 MILES   | 7 MILES   |
| Total Households           | 1,251     | 1,820     | 3,556     |
| # of Persons per Household | 2.6       | 2.6       | 2.6       |
| Average Household Income   | \$96,746  | \$99,483  | \$108,522 |
| Average House Value        | \$348,027 | \$342,304 | \$334,495 |

*Demographics data derived from AlphaMap*



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**NEXTERA ENERGY - GOOGLE AGREEMENT****TEXT HEADLINE**

NextEra Energy and Google have announced a partnership to restart the Duane Arnold Energy Center near Cedar Rapids, which the facility targeted to be fully operational by the first quarter of 2029.

The 615-megawatt nuclear plant in Palo, which shut down in 2020, will provide carbon-free energy to help power Google's cloud and AI infrastructure in Iowa under a 25-year purchase agreement. Central Iowa Power Cooperative will purchase the remaining portion of the plant's output on the same terms as Google, according to a news release.

NextEra has signed definitive agreements to acquire CIPCO and Corn Belt Power combined 30% interest in the plant, bringing Next Era Energy's ownership to 100%. The restart is pending regulatory approvals.

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