33.11 ACRES AVAILABLE

DEVELOPMENT LAND

CARROLL, IA 51401







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



DEVELOPMENT LAND Carroll, IA maurices **UBWAY?** Great Clips Walmart TOYOTA / slumberland RAM Jeep DODGE CHRYSLER EUS Hwy 30 Manufacturing **Plant**







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 American Home Shield Carroll Community School New Hope

Wal-Mart Super Center Smithfield Foods Kuemper Catholic School Collins Aerospace

Carroll County **New Opportunities** City of Carroll McFarland Clinic Carroll Coolers



FOR MORE INFORMATION, CONTACT:

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