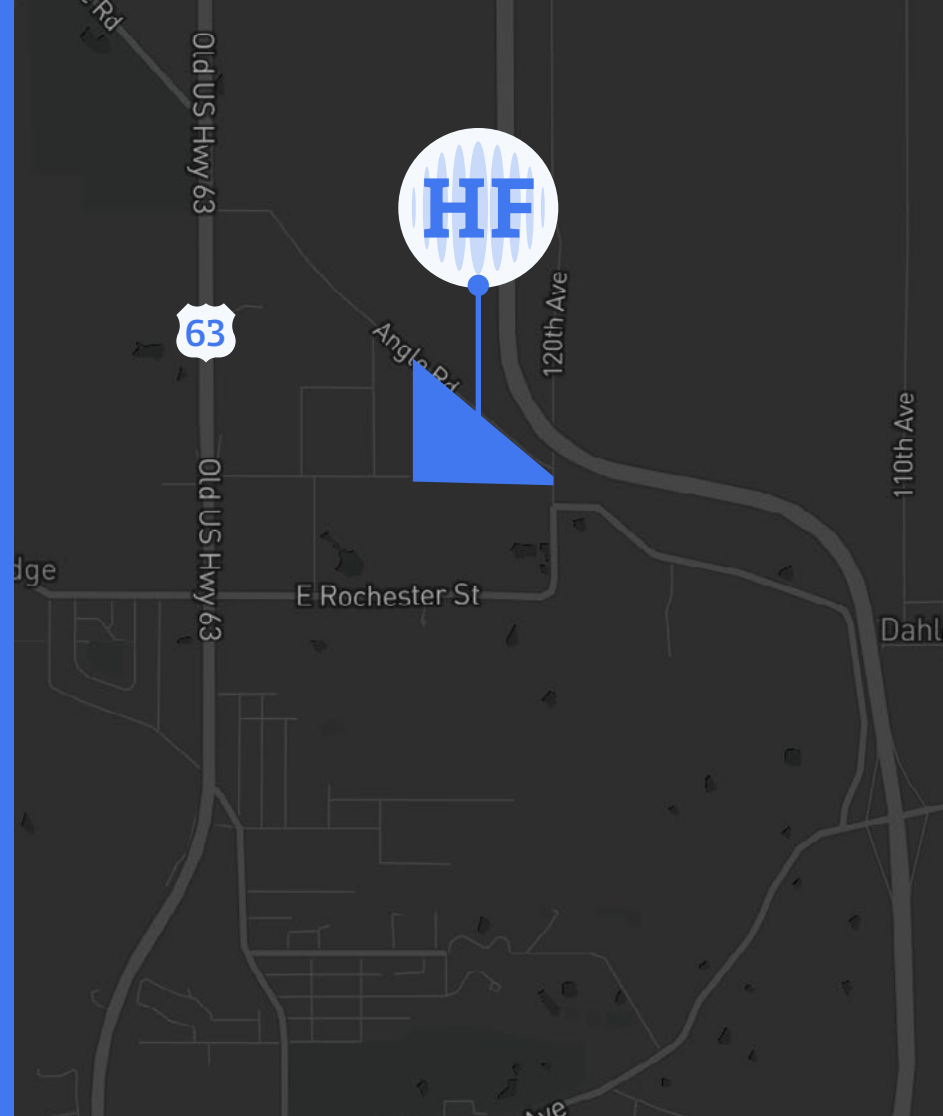


# HELGERSON FLATS



PAWNEE DRIVE & ANGLE ROAD  
OTTUMWA, IOWA

CBRE



NEWLY EXPANDED  
INDUSTRIAL DEVELOPMENT




IEDA (IOWA ECONOMIC  
DEVELOPMENT AUTHORITY)  
CERTIFIED "SHOVEL READY" SITE




BUILD TO SUIT BUILDINGS AND  
DEVELOPMENT SITES FOR SALE

# HELGERSON FLATS

CBRE is pleased to exclusively offer For Sale Development Sites and Build-to-Suit Buildings Available from 1 Acres to 29 Acres.

 77.5 Acre Commercial Development Available Along Hwy 63/Hwy 163

 Roads and Infrastructure Completed

 4.68 - 77.5 Acres

 Iowa Certified Site

Source: Our Ottumwa 2040 Comprehensive Plan



## EXISTING SITE FEATURES



### SEWER

4.00 Main;  
City of Ottumwa



### TELCO

10 GB Fiber;  
Mediacom to site



### EXISTING GAS

8.00" line and 4.00" line;  
540 PSI & 600 PSI;  
Alliant Energy



### EXISTING WATER SERVICES

12" Main; 2.54 MGD –  
Ottumwa waterworks;  
Existing Electric  
Lines (Eastern Board)

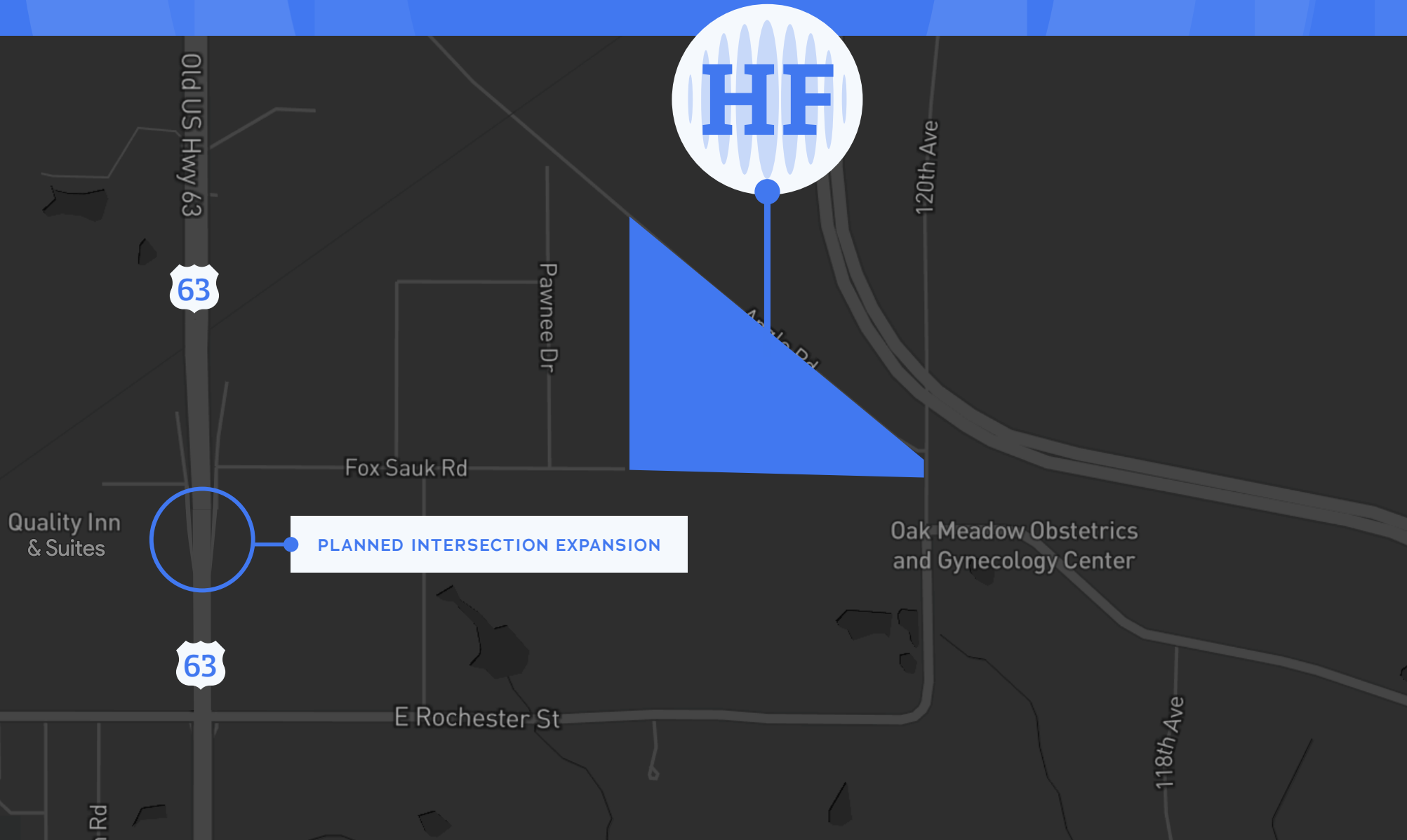


### ALLIANT ENERGY

13.2 KV Distribution lines

# PLANNED INTERSECTION EXPANSION

INCREASES ACCESSIBILITY FOR COMMERCIAL VEHICLES AND RESIDENTS ALIKE



# COMMUNITY VISION

## OTTUMWA, IOWA

Helgerson Flats is the highest investment in our community since at least 1989.

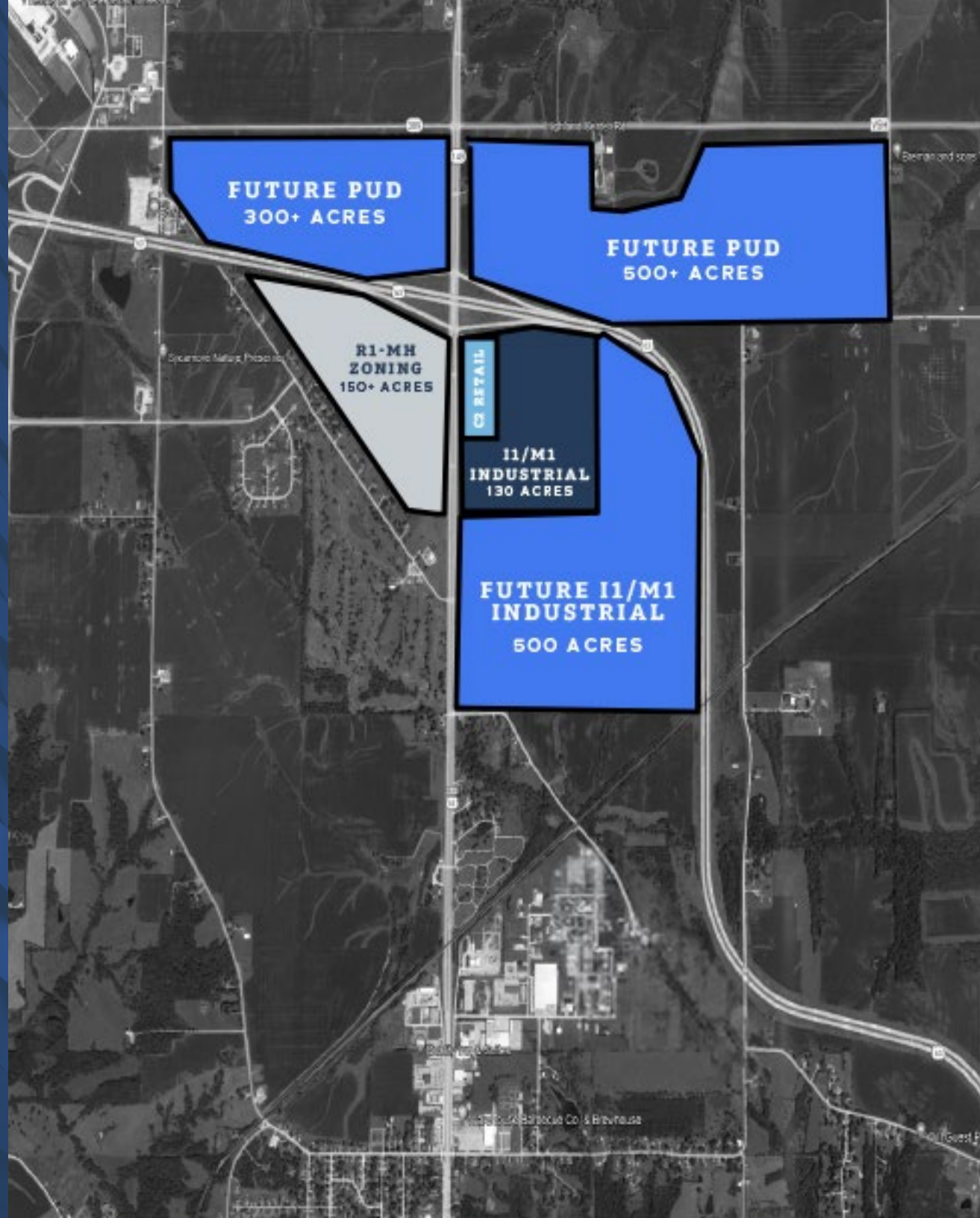
As the City of Ottumwa outlines their four primary areas of growth, in the initiative to guide the city through the year 2040, housing, quality of life, community character, growth, and a celebration of diversity are all top of the list.

Helgerson Flats is a crucial pillar of this growth as industrial opportunities open up in this eastern quadrant of the city. Growth in this direction will allow new industrial opportunities that will attract new population and employment now and in the future.

### OUR OTTUMWA VISION STATEMENT

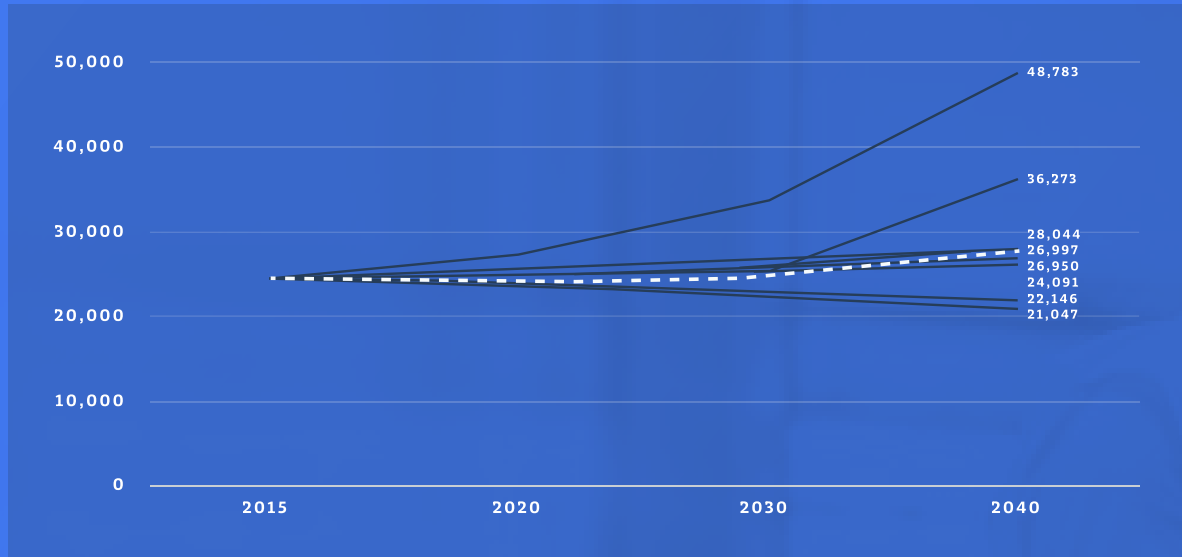
The City of Ottumwa will work to grow its population and workforce by improving the community's quality of life through expanded housing opportunities, improved connection to the Des Moines River, and a strong community character that includes a celebration of the growing diversity of the community.

Source: *Our Ottumwa 2040 Comprehensive Plan*



# COMMUNITY PROFILE

## POPULATION PROJECTIONS 2020-2040



## WORKER DEMOS

### MAJOR EMPLOYERS:



Manufacturing industry employs **25% OF THE WORKFORCE**

### LARGE EMPLOYERS IN THE AREA INCLUDE:

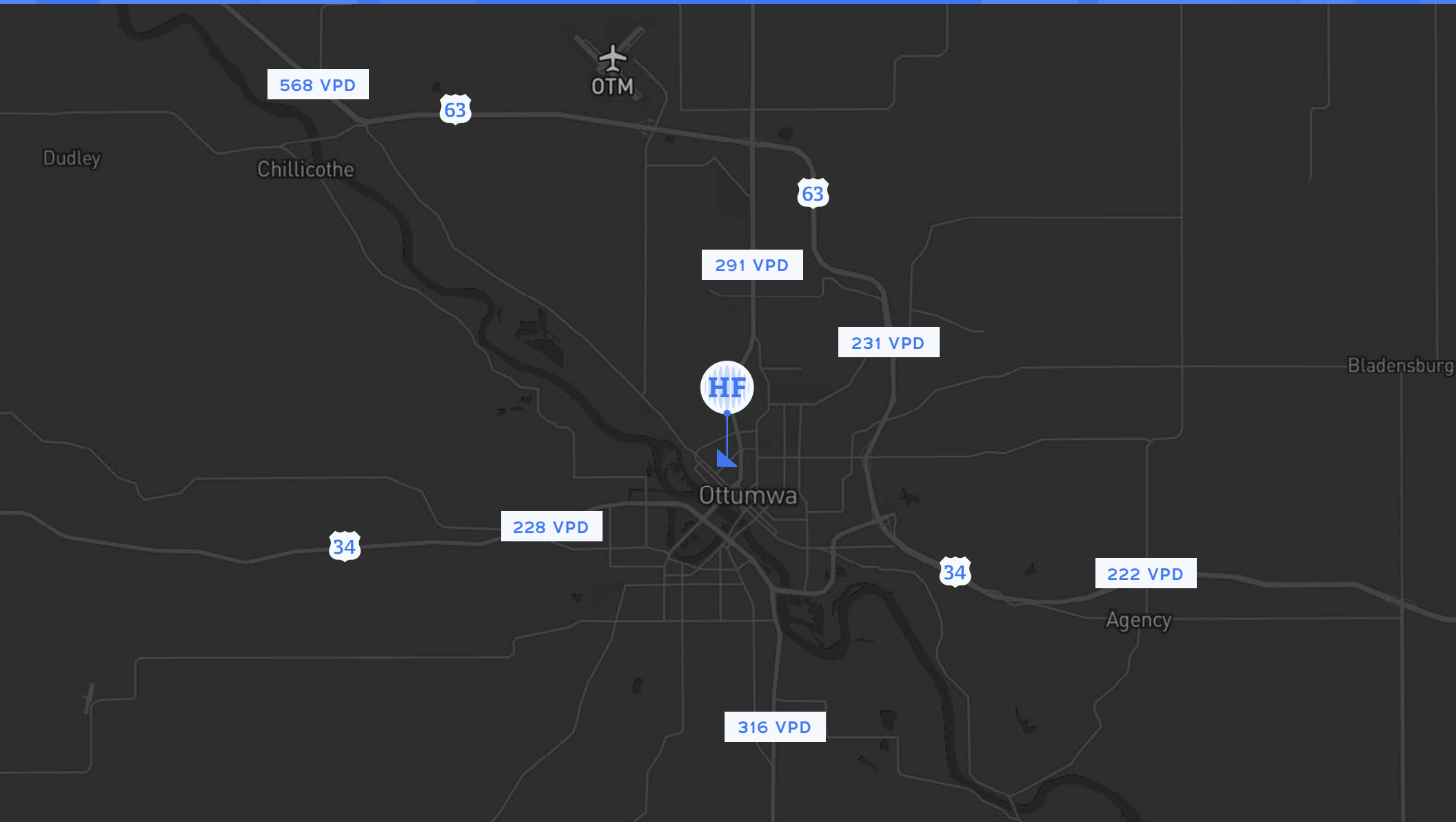


Source: Our Ottumwa 2040 Comprehensive Plan



# TRUCK VOLUME

NEARLY 300 DAILY TRIPS ON N COURT RD



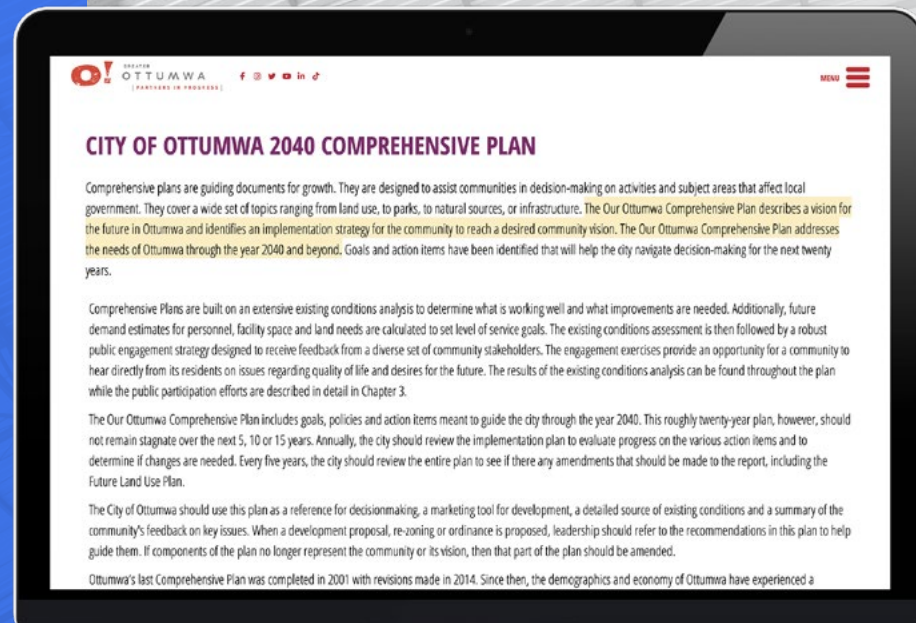
# BE A PART OF THE GROWTH AT HELGERSON FLATS

According to a survey done by Our Ottumwa from February 2019 to April 2019: One of the key elements to improving the quality of life for Ottumwa is job creation. “The three features Ottumwa needs more are office and business development with employment opportunities, retail or shopping businesses, and industrial development.”

*Source: Our Ottumwa 2040 Comprehensive Plan*



[CLICK TO SEE MORE](#)



# HELGERSON FLATS



MIKE MACRI, CCIM, MRED, CRE

VICE PRESIDENT

+1 515 229 2313

MIKE.MACRI@CBRE.COM