

2000

HERITAGE WAY



For Sale:

144 AC

140,664 SF

Class A - Large Office Campus

EXTERIOR PROPERTY HIGHLIGHTS



SOLAR FIELDS



PRIVATE WALKING
TRAILS &
CANOPIED PATIOS



ROOM FOR
GROWTH



Waverly itself exemplifies Midwestern excellence, offering a superior quality of life with a cost of living 14% below the national average low crime rates, top-rated schools, and a family-friendly atmosphere that has earned it recognition as one of Iowa's best places to raise a family. Residents enjoy abundant parks, recreational facilities, cultural events, and a bustling downtown infused with a collegetown vibrancy, all while benefiting from diverse industries including insurance, agriculture, healthcare, technology, manufacturing, and food production that provide stable employment and economic resilience.



Within this 144 Acres, this property boasts a solar field that minimizes utility cost, electric vehical charging stations, private walking trails, three private ponds and canopied patio areas.

INTERIOR PROPERTY HIGHLIGHTS



FITNESS CENTER



IN BUILDING
MEDICAL CLINIC



MODERN OFFICE
EQUIPMENT



This meticulously maintained 136,693 square foot facility, recently remodeled in 2023 with over \$1.9 million in interior enhancements over the past decade and a \$10.5 million addition between 2009 and 2012, features modern office spaces equipped with sit-stand desks, reservable private offices, and specialized areas to house distinct departments or teams, all set against a backdrop of three serene private ponds spanning 32 acres, private walking trails, and canopied patio areas that foster outdoor interaction and rejuvenation. This property boasts a solar field that minimizes utility costs, electric vehicle charging stations, an in-building medical clinic, an updated cafeteria facility, and fully equipped fitness center with treadmills, weight machines, free weights, and more. Operationally, the property has a dedicated shipping and receiving area with docks and drive-ins. This campus is engineered to enhance productivity and employee satisfaction in a sustainable, employee centric environment.



Explore this renovated campus that brings quality of life amenities that march productivity and employee satisfaction forward.



PROPERTY OVERVIEW

RENTABLE SF	140,664 SF
ACRES	144
STORIES	2
BUILDINGS	2
ADDITIONS	3
ASKING PRICE	\$9,000,000
PER GROSS LAND SF	\$63.08 SF
CLASS	Class A - Large Office Campus





Wartburg College

Shell Rock High School

2000
HERITAGE WAY

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	10 MILE	15 MILES	30 MILES
POPULATION			
2025 Population	23,785	60,752	208,767
2030 Population - Projection	23,996	60,955	208,110
2025 - 2030 Annual Population	0.18%	0.06%	-0.06%
AGE			
15 - 19	8.2%	9.3%	7.1%
24 - 29	4.2%	6.1%	5.1%
30 - 34	4.8%	6.1%	5.9%
35 - 39	5.8%	5.5%	6.1%
40 - 44	6.6%	5.9%	6.2%
65 - 69	6.4%	5.8%	6.2%
HOUSEHOLD INCOME			
Average Household Income	\$106,293	\$102,101	\$89,877
Median Household Income	\$84,441	\$77,950	\$67,085
HOUSING VALUE			
Median Home Price	\$248,414	\$245,770	\$203,071
Average Home Price	\$274,477	\$273,973	\$237,537
CLASS OF WORKER			
White Collar	61%	60.4%	55.6%
Services	14.6%	18%	16.9%
Blue Collar	24.4%	21.6%	27.5%



EDUCATION AND TALENT

With strong regional employment anchors such as John Deere, Tyson, and UnityPoint Health, paired with a skilled workforce supported by local higher education institutions including the University of Northern Iowa, Wartburg College, and the Blackhawk Community School District, the Cedar Valley offers a resilient economic foundation that is attractive to users across professional services, finance, insurance, healthcare administration, and technology. The property's expansive floorplates, existing infrastructure, adaptability to hybrid work models, and cost advantages over larger metropolitan markets further enhance its appeal.



[VISIT](#)



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WARTBURG COLLEGE	UNIVERSITY OF NORTHERN IOWA	HAWKEYE COMMUNITY COLLEGE
POPULATION - 1,483	POPULATION - 9,204	POPULATION - 4,796
EDUCATION/MUSIC EDUCATION, BIOL- OGY	BUSINESS, EDUCATION	NURSING, ROBOTICS, TRADES
98% GRADUATES ARE PLACED	94% ACCEPTANCE RATE	LARGEST PROGRAM SELECTION OF ALL COMMUNITY COLLEGES IN IOWA
HIGHLY PERSONAL- IZED EDUCATION	TOP 3 PUBLIC COLLEGE IN IOWA	SMALL AVERAGE CLASS SIZE

Prairie West
Elementary School

Waverly Municipal
Airport

Wartburg College

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