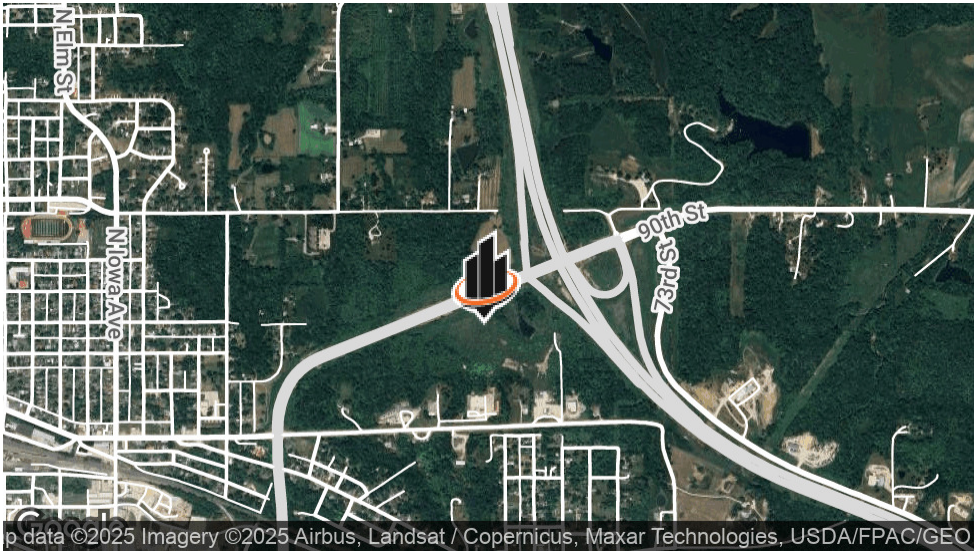
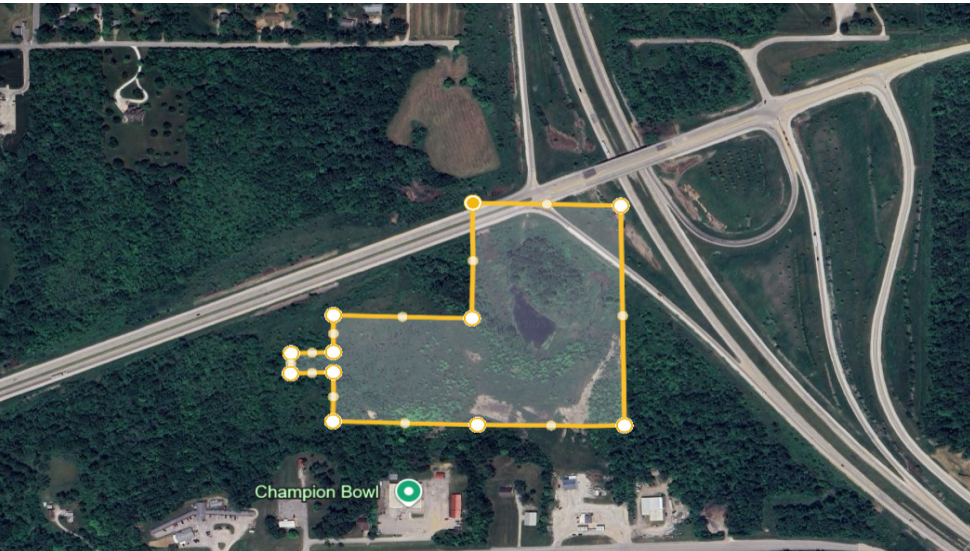


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable
LOT SIZE:	23.91 Total Acres (15 Acres Useable)

PROPERTY DESCRIPTION

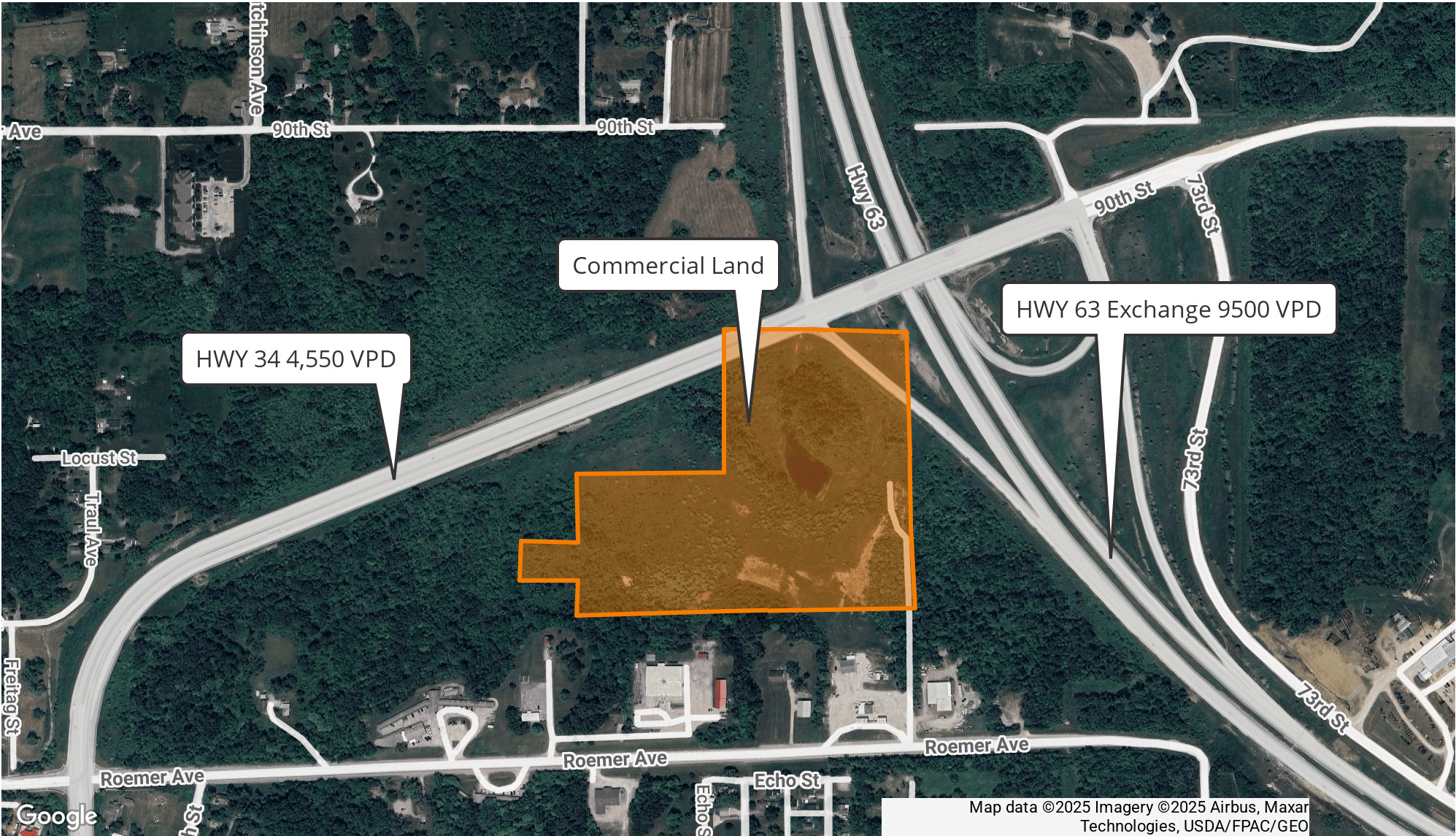
Discover an exceptional investment or Owner/User opportunity in Ottumwa, IA. This land site, strategically located at the intersection of Hwy 63 and Hwy 34, offers a highly desirable location with excellent visibility and accessibility. Boasting abundant potential, the property provides an ideal canvas for a range of development opportunities, including commercial, industrial, or mixed-use projects. Its proximity to major roadways and key amenities enhances its appeal, creating a compelling proposition for investors seeking a strategic foothold in the thriving Ottumwa market. Don't miss the chance to make your mark in this community.

PROPERTY HIGHLIGHTS

<b>HARRISON HAYNES</b> O: 563.451.5909 harrison.haynes@svn.com	<b>JACK LUSTER</b> O: 618.292.1075 jack.luster@svn.com	<b>HEATH D. BULLOCK, CCIM, SIOR</b> O: 515.554.7412 heath.bullock@svn.com
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OTTUMWA COMMERCIAL LAND



<b>HARRISON HAYNES</b>	<b>JACK LUSTER</b>	<b>HEATH D. BULLOCK, CCIM, SIOR</b>
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<a href="mailto:harrison.haynes@svn.com">harrison.haynes@svn.com</a>	<a href="mailto:jack.luster@svn.com">jack.luster@svn.com</a>	<a href="mailto:heath.bullock@svn.com">heath.bullock@svn.com</a>

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO



RETAILER MAP



<b>HARRISON HAYNES</b> O: 563.451.5909 harrison.haynes@svn.com	<b>JACK LUSTER</b> O: 618.292.1075 jack.luster@svn.com	<b>HEATH D. BULLOCK, CCIM, SIOR</b> O: 515.554.7412 heath.bullock@svn.com
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# City of Ottumwa, Iowa

## Zoning Map

City Limits

AG Agriculture

C-1 Neighborhood Commercial

C-2 Community Commercial

C-3 Commercial Mixed-Use

C-4 Downtown Mixed-Use

CS-1 Commercial Shopping Center

I-1 Limited Industrial

I-2 General Industrial

PUD Planned Unit Development

R1-50 Single-Family Low-Density - 50' Lot Width

R1-60 Single-Family Low-Density - 60' Lot Width

R1-70 Single-Family Low-Density - 70'+ Lot Width

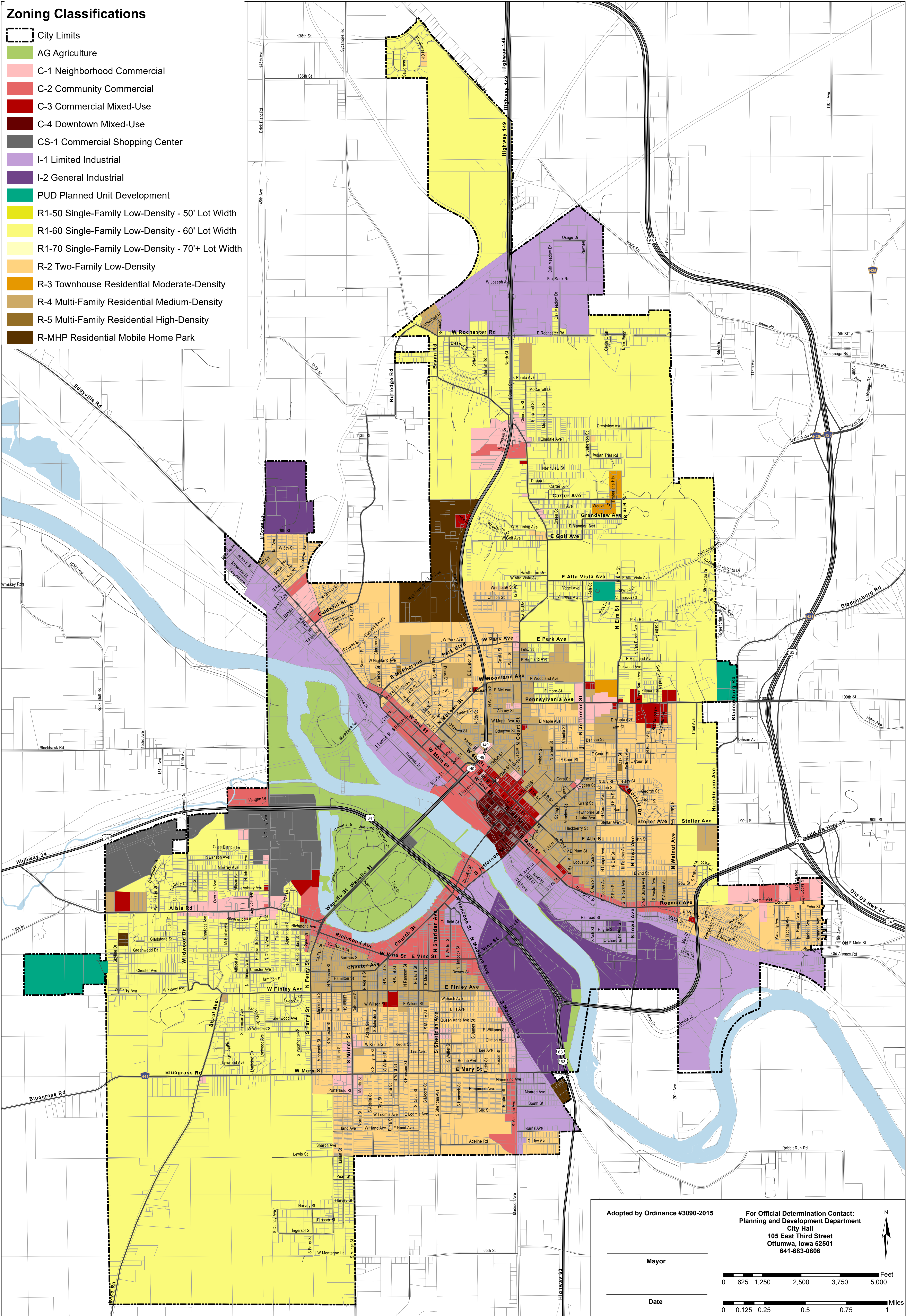
R-2 Two-Family Low-Density

R-3 Townhouse Residential Moderate-Density

R-4 Multi-Family Residential Medium-Density

R-5 Multi-Family Residential High-Density

R-MHP Residential Mobile Home Park



Adopted by Ordinance #3090-2015

For Official Determination Contact:  
Planning and Development Department  
City Hall  
105 East Third Street  
Ottumwa, Iowa 52501  
641-683-0606

Mayor

Date

0 625 1,250 2,500 3,750 5,000

Feet

0 0.125 0.25 0.5 0.75 1

Miles

N



AREA ANALYTICS

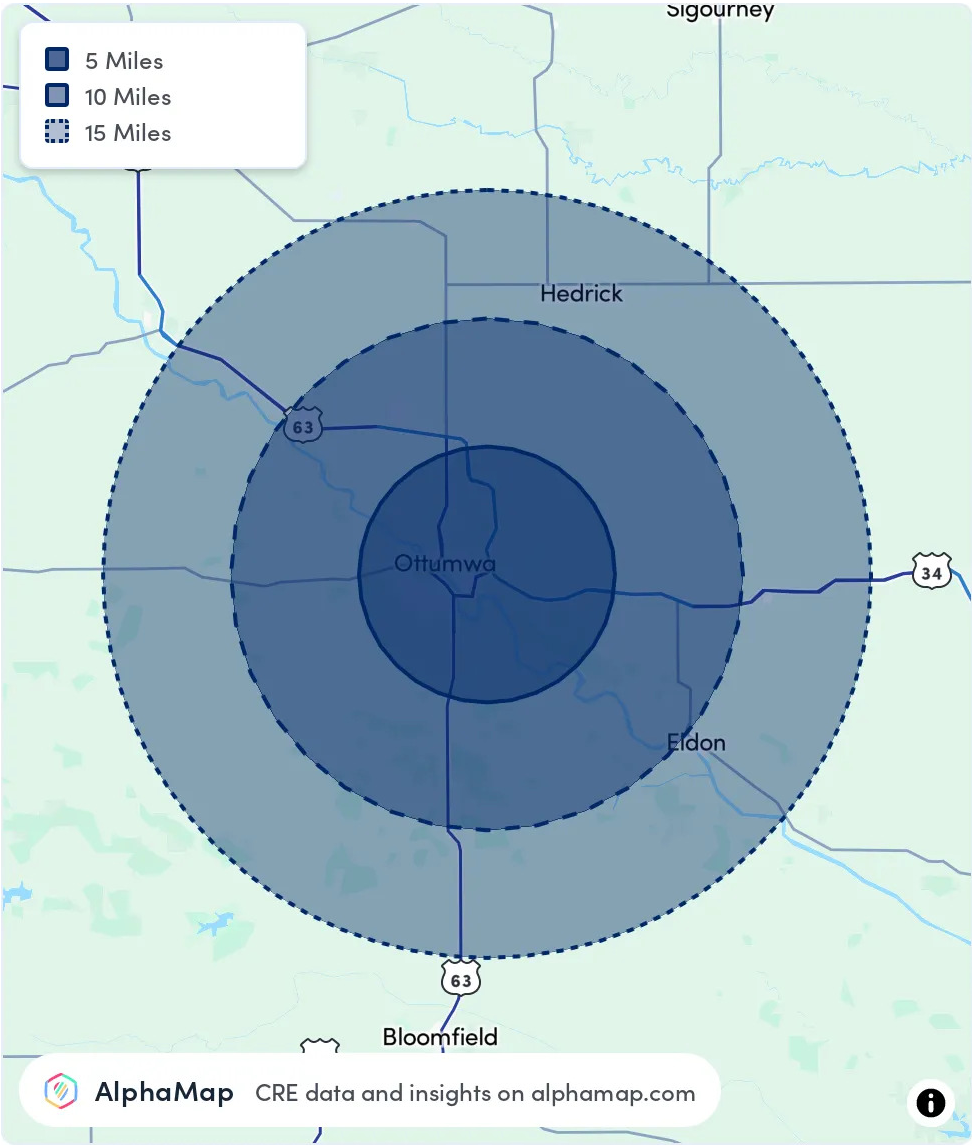
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	18,470	28,325	32,234
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLD & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	7,236	11,229	12,734
PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$76,305	\$79,001	\$81,198
AVERAGE HOUSE VALUE	\$131,945	\$145,780	\$156,764
PER CAPITA INCOME	\$29,348	\$31,600	\$32,479

Map and demographics data derived from AlphaMap



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## DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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