



205 FAIRVIEW DR

205 FAIRVIEW DR
DALLAS CENTER, IA 50063

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1 PROPERTY INFORMATION

205 Fairview Dr
Dallas Center, IA 50063

Property Summary



OFFERING SUMMARY

Sale Price:	\$5,400,000
Price / SF:	\$105.15
Lease Rate:	\$8.50
Min Divisible:	10,000 SF
Max Divisible:	51,357 SF
Available In:	30 - 60 Days
Building Size:	51,357 SF
Space Available:	51,357 SF
Lot Size:	5.69 Acres
Year Built:	2012
Market:	Des Moines

PROPERTY OVERVIEW

This 51,357 office and industrial property sits on 5.69 acres located on the North East corridor of Dallas Center, a small rural town. The property has great access to 240th Street providing for easy transportation of goods essential for flex users. With over 50% of the building being warehouse, there is plenty of floor space for potential users to do research, storage, manufacture, develop, etc.

DEMOGRAPHICS

Total Households
Total Population
Average HH Income

1 MILE

40
111
\$89,037

5 MILES

1,160
3,125
\$82,430

10 MILES

15,716
41,499
\$89,030

Complete Highlights

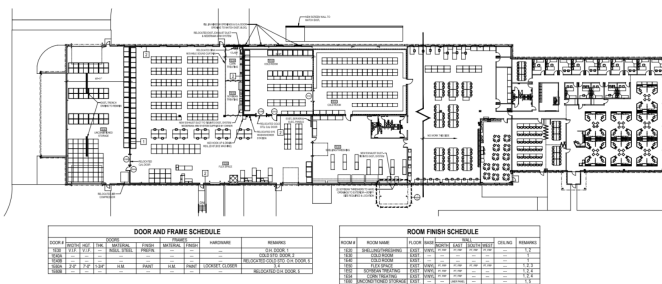


LOCATION INFORMATION

Street Address	205 Fairview Dr
City, State, Zip	Dallas Center, IA 50063
County	Dallas
Location	Suburban
Zoning	C-2 Highway/Auto-Oriented
Market	Des Moines
Submarket	Outlying Dallas County
Signal Intersection	No

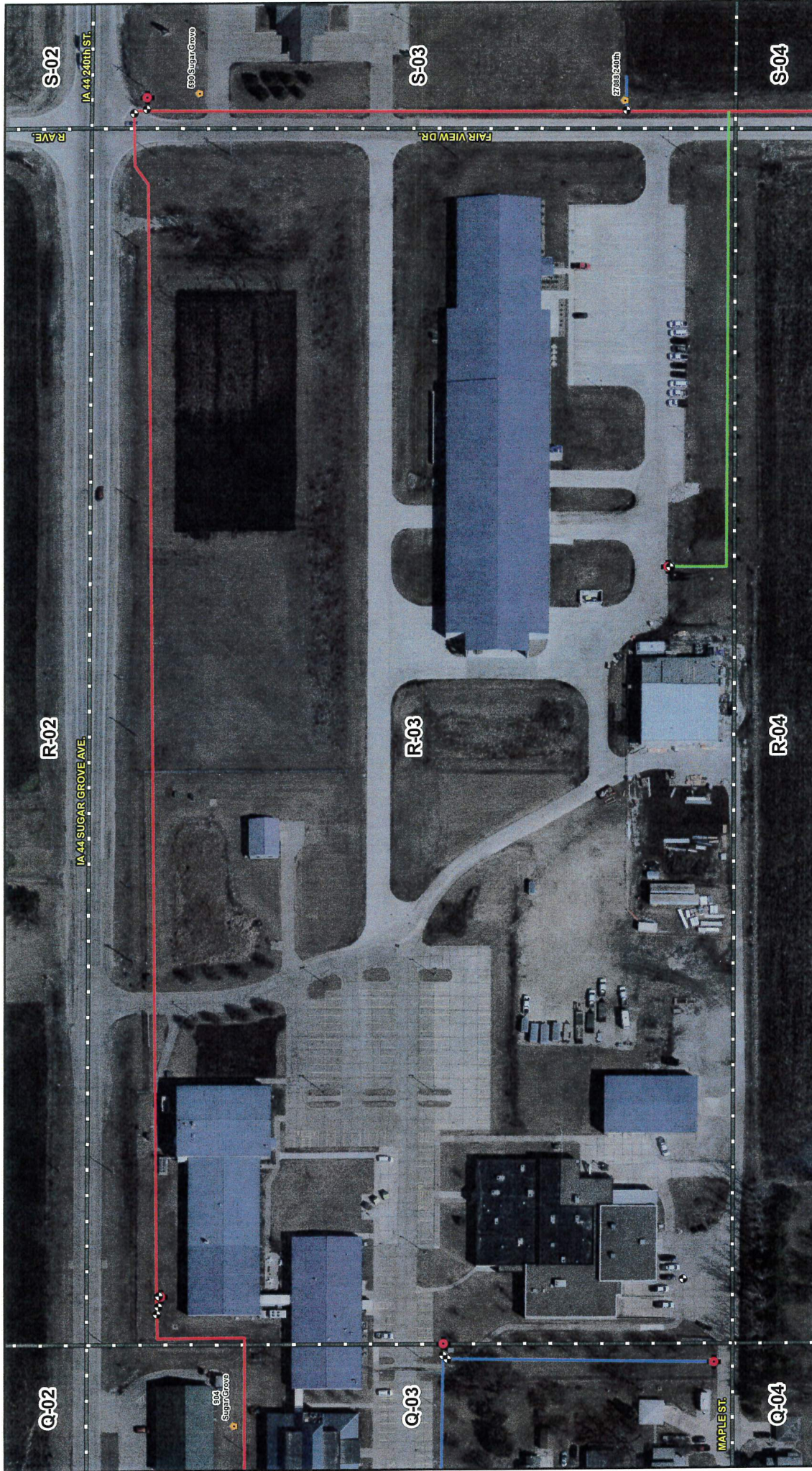
BUILDING INFORMATION

Year Built	2012
Building Size	51,357 SF
Industrial Size	39,014 SF
Office Size	10,890 SF
Lot Size	5.69 Acres
Building Class	A
Number of Floors	1



2 LOCATION INFORMATION

205 Fairview Dr
Dallas Center, IA 50063



Water Network
**City of
Dallas Center, IA**

GIS System By:
**MIDLAND
GIS Solutions**

1 inch = 100 feet

IOWA ONE CALL
1-800-292-8989
www.iowafirstcall.com

Map No.: R-03

Legend

	Storage Basin		8"
	Hydrant Lateral		10"
	Map Index		12"
	City Limit		1 1/2"
	Curb Stop		2"
	Water Valve		4"
	Meter Pit		6"
	Water Tower		



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1102227002

1102229001

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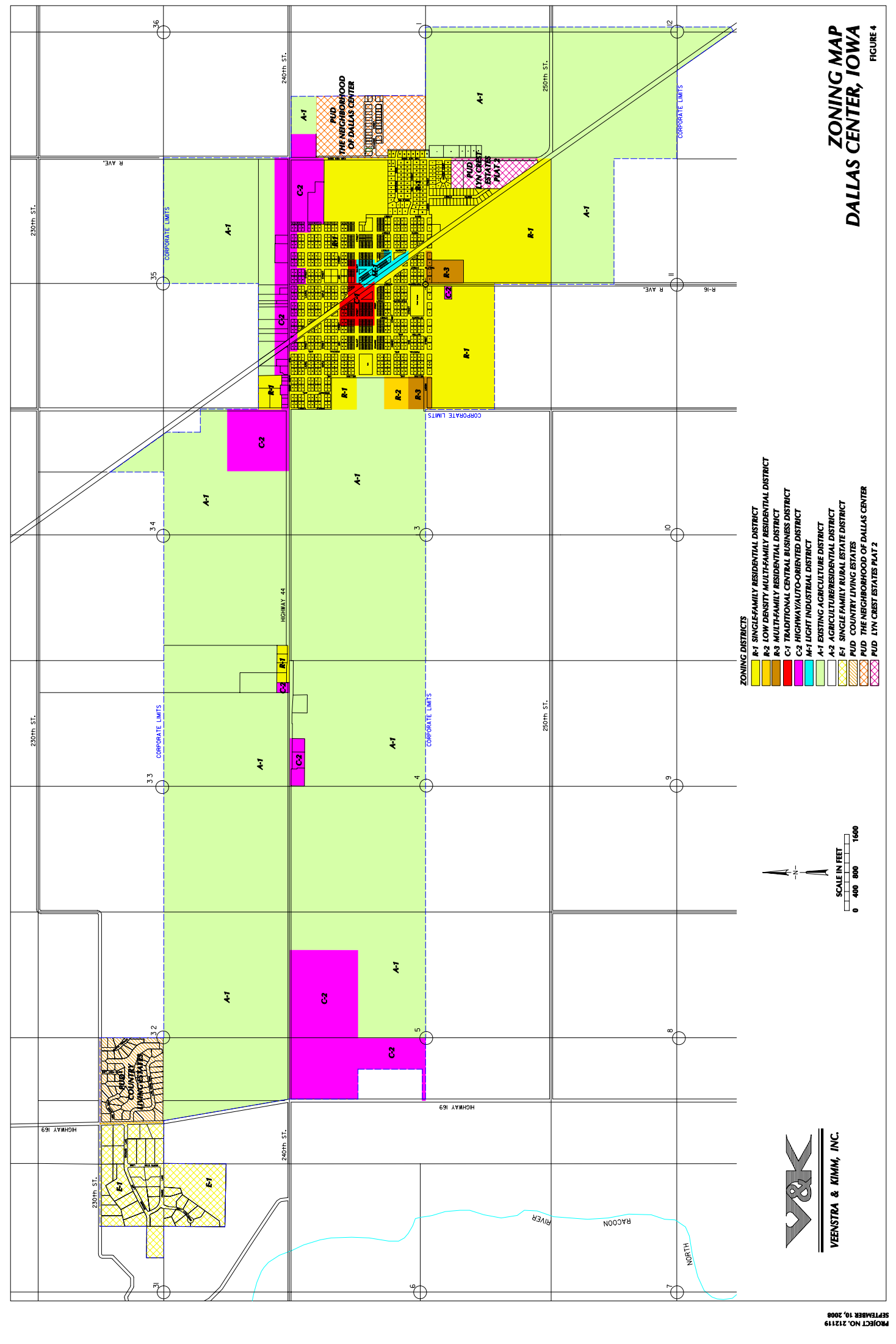
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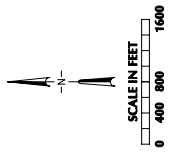
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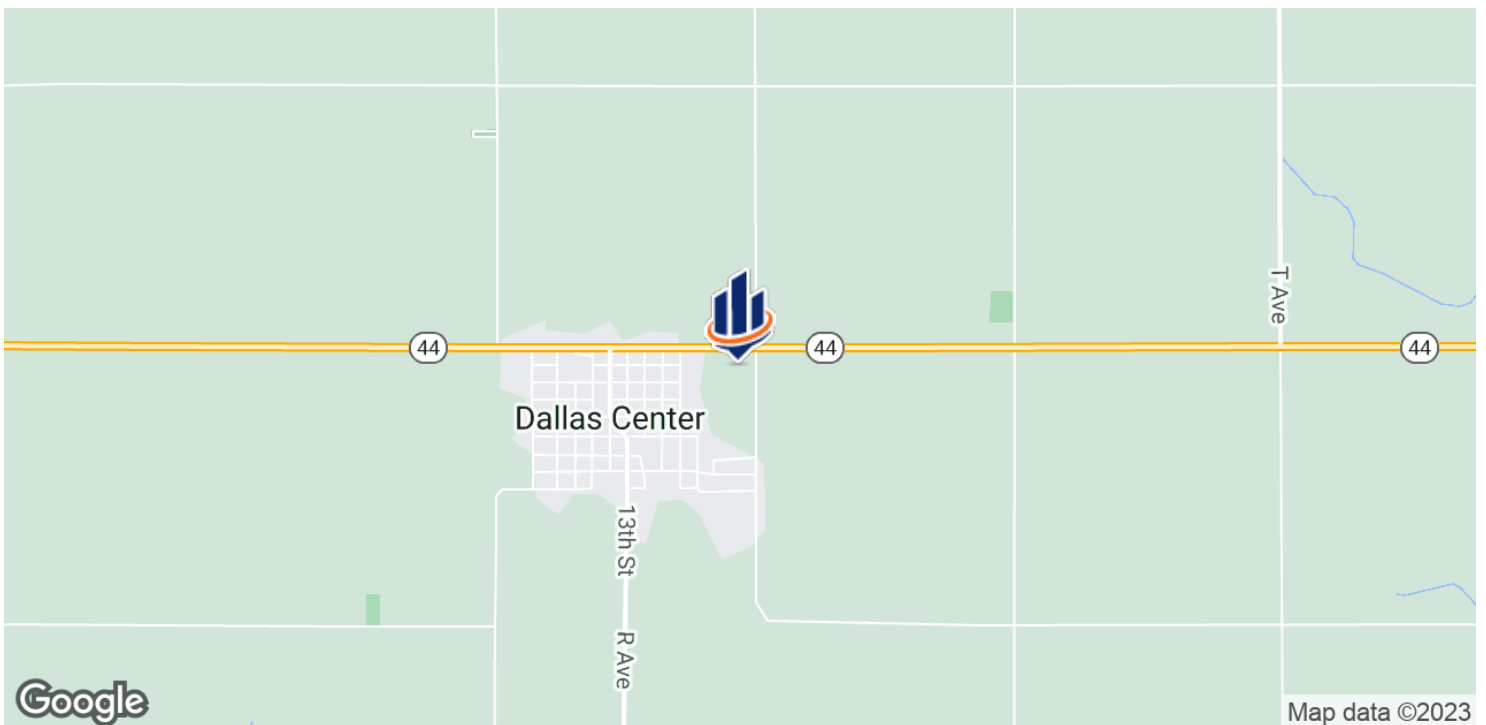
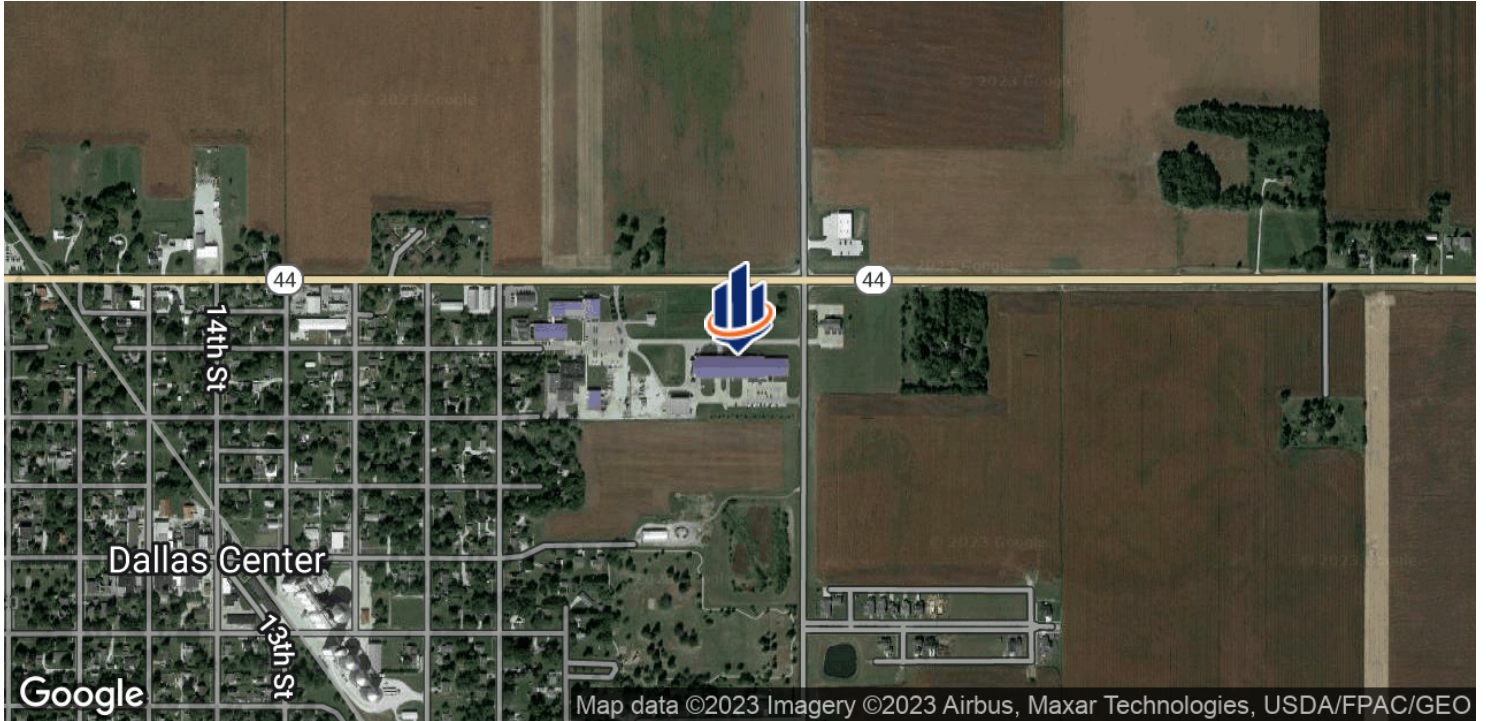
ZONING MAP
DALLAS CENTER, IOWA
FIGURE 4

- ZONING DISTRICTS**
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
 - R-2 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
 - R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
 - C-1 TRADITIONAL CENTRAL BUSINESS DISTRICT
 - C-2 HIGHWAY/AUTO-ORIENTED DISTRICT
 - M-1 LIGHT INDUSTRIAL DISTRICT
 - A-1 EXISTING AGRICULTURE DISTRICT
 - A-2 AGRICULTURE/RESIDENTIAL DISTRICT
 - E-1 SINGLE FAMILY RURAL ESTATE DISTRICT
 - PUD COUNTRY LIVING ESTATES
 - PUD THE NEIGHBORHOOD OF DALLAS CENTER
 - PUD LYN CREST ESTATES PLAT 2

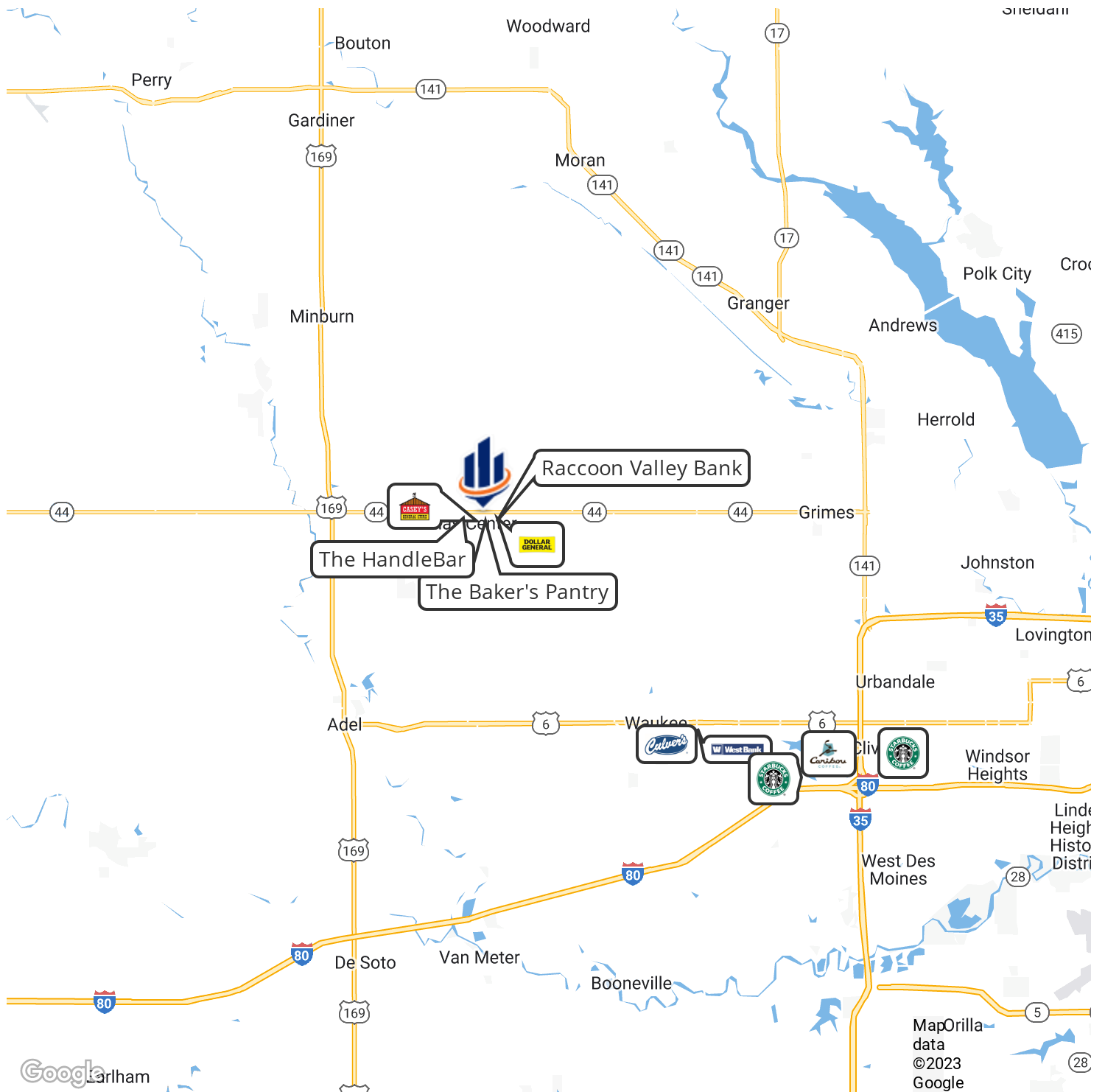


VEENSTRA & KIMM, INC.

Location Map



Retailer Map



Zoning Info

LINKS TO MORE ZONING INFORMATION

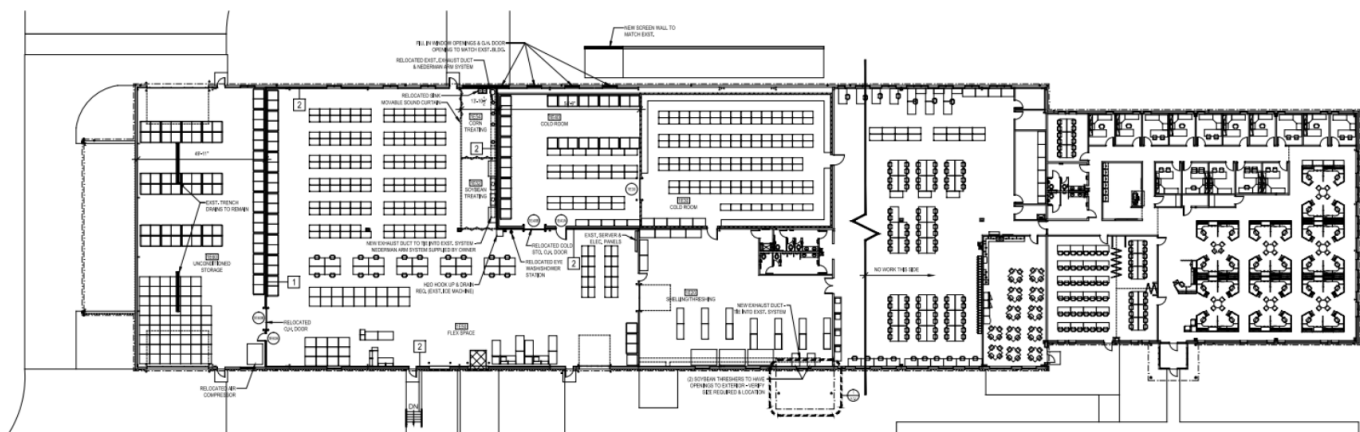
Link to Dallas Center Zoning Map:

<https://www.dallascenter.com/sites/g/files/vyhlf2991/f/uploads/dallascenter-zoningmap.pdf>

Link to Dallas Center Code of Ordinances PDF. Appropriate information for C-2 Zoning on pages 504-506:

https://www.dallascenter.com/sites/g/files/vyhlf2991/f/uploads/2019_code_of_ordinances.pdf

Floor Plans



DOOR AND FRAME SCHEDULE								
DOOR #	DOORS			FRAMES		HARDWARE		REMARKS
	WIDTH	HGT	THK	MATERIAL	FINISH	MATERIAL	FINISH	
1E20	V.T.F.	V.T.F.	---	INSUL. STEEL	PREFIN.	---	---	O.H. DOOR 1
1E20A	---	---	---	---	---	---	---	COLD STG DOOR 2
1E40B	---	---	---	---	---	---	---	RELOCATED COLD STG. O.H. DOOR 5
1E20A	3'-0"	7'-0"	1-3/4"	H.M.	PAINT	H.M.	PAINT	LOCKSET, CLOSER
1E20B	---	---	---	---	---	---	---	RELOCATED O.H. DOOR 5

- DOOR & FRAME SCHEDULE NOTES:**
1. VERIFY WIDTH AND HEIGHT OF EXISTING OPENING FOR NEW O.H. DOOR.
 2. COLD STORAGE DOOR PROVIDED BY COLD STORAGE ROOM SUPPLIER.
 3. MATCH EXIST. DOOR HEIGHT (VERIFY), TYPE, & FINISH.
 4. PROVIDE FLOOR STOP & LEVER HANDLE.
 5. PROVIDE (4) 6" DIA. METAL BOLLARDS TO MATCH EXIST. FILL W/ CONCRETE, PAINT

GENERAL NOTES - FLOOR PLAN:

1. VERIFY ANY DISCREPANCIES IN DRAWINGS.
2. NEW INTERIOR WALLS ARE DIMENSIONED TO THE CENTERLINE OF THE WALL. EXIST. WALLS ARE DIMENSIONED TO THE FACE.
3. CONTINUE ALL WALLS TO THE DECKING UNLESS OTHERWISE NOTED.
4. NEW COLD ROOM 1E40 TO HAVE BE APPROX. 2,800 S.F. FOOTPRINT. ALIGN NEW COLD ROOM WALLS W/ EXIST. COLD ROOM WALLS.
5. ALL NEW WALLS TO BE INSULATED.
6. ALTERNATE #1: PRICE NEW COLD ROOM 1E40 TO BE AN EXTENSION OF COLD ROOM 1E20. (REMOVE DIVIDING WALL & REMOVE 3'-0" FROM NEW COLD ROOM WIDTH DIMENSION.)
7. ALTERNATE #2: PRICE NEW ROOF STRUCTURE OVER SOYBEAN THRESHER OPENINGS TO EXTERIOR. SEE ALTERNATE #2 DRAWING FOR DETAILS.

WALL TYPE LEGEND:

1. 3-5/8" METAL STUDS (VERIFY) @ 16" O.C. W. 5/8" GYP. BD. (A FRP PANELS AS NOTED ON FINISH SCHEDULE) ON 1E50 FLEX SPACE SIDE & LINER PANEL (TO MATCH EXIST.) ON 1E60 UNCONDITIONED STORAGE SIDE
2. REMOVE LINER PANEL (AS APPLICABLE) AND FUR OUT WALL (TO BE FLUSH W/ EXIST. WALLS) W/ METAL STUDS, INSULATION, & 5/8" GYP. BD. ON FINISH SIDE

ROOM FINISH SCHEDULE								
ROOM #	ROOM NAME	FLOOR	BASE	WALL				CEILING
				NORTH	EAST	SOUTH	WEST	
1E20	SHELLING/THRESHING	EAST	VINYL	FRP PANEL	FRP PANEL	FRP PANEL	FRP PANEL	---
1E30	COLD ROOM	EAST	---	---	---	---	---	---
1E40	COLD ROOM	EAST	---	---	---	---	---	---
1E50	FLEX SPACE	EAST	VINYL	FRP PANEL	FRP PANEL	FRP PANEL	FRP PANEL	---
1E52	SOYBEAN TREATING	EAST	VINYL	FRP PANEL	FRP PANEL	FRP PANEL	FRP PANEL	---
1E54	CORN TREATING	EAST	VINYL	FRP PANEL	FRP PANEL	FRP PANEL	FRP PANEL	---
1E60	UNCONDITIONED STORAGE	EAST	---	---	---	---	---	---

ROOM FINISH SCHEDULE NOTES:

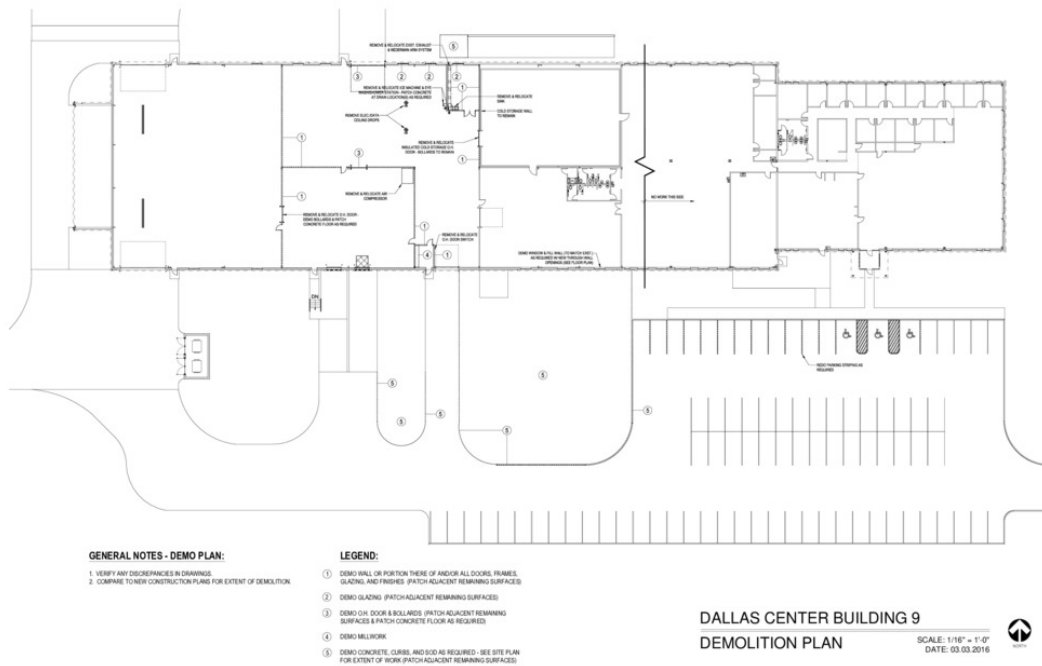
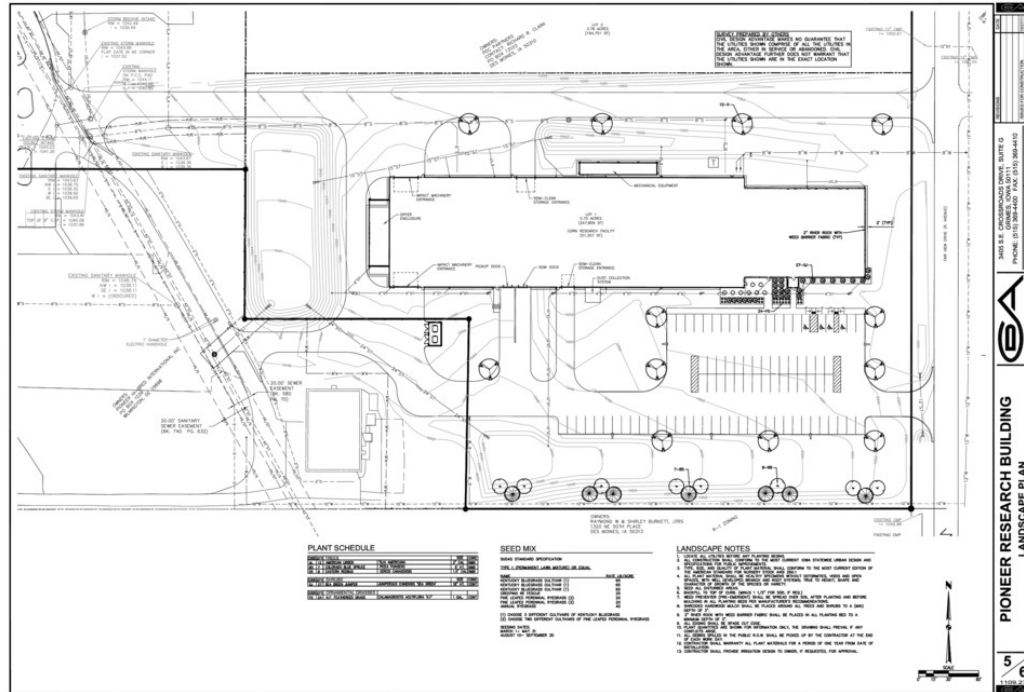
1. EXIST. FLOOR FINISH IS CONCRETE. PATCH AND SEAL AS REQUIRED.
2. NEW VINYL BASE TO MATCH EXIST. PATCH AS REQUIRED.
3. FRP PANELS TO BE INSTALLED AS REQUIRED FROM FLOOR TO @ +4'-0" A.F.F. TO MATCH EXIST. COLOR/FINISH TO MATCH EXIST. FRP PANELS TO BE FLUSH WITH GYP. BD. FINISH ABOVE.
4. FRP PANELS ON WALLS OF 1E52 SOYBEAN TREATING & 1E54 CORN TREATING TO BE INSTALLED FROM FLOOR TO @ +8'-0" A.F.F. COLOR/FINISH TO MATCH EXIST. FRP PANELS TO BE FLUSH WITH GYP. BD. FINISH ABOVE.
5. LINER PANEL, INSTALLED ON ALL WALLS TO +8'-0" A.F.F. AS REQUIRED. COLOR/FINISH TO MATCH EXIST.

DALLAS CENTER BUILDING 9
FLOOR PLAN

SCALE: 1/16" = 1'-0"
DATE: 03.03.2016



Site Plans



3 DEMOGRAPHICS

205 Fairview Dr
Dallas Center, IA 50063

Demographic Summary Report

Pioneer Dallas Center Research Facility

205 Fairview Dr, Dallas Center, IA 50063

Building Type: **Industrial**
 RBA: **51,357 SF**
 Land Area: **5.69 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	2,004	2,261	3,554
2021 Estimate	1,788	2,014	3,159
2010 Census	1,563	1,725	2,651
Growth 2021 - 2026	12.08%	12.26%	12.50%
Growth 2010 - 2021	14.40%	16.75%	19.16%
2021 Population by Hispanic Origin	23	26	42
2021 Population	1,788	2,014	3,159
White	1,742 97.43%	1,959 97.27%	3,065 97.02%
Black	21 1.17%	24 1.19%	40 1.27%
Am. Indian & Alaskan	7 0.39%	7 0.35%	11 0.35%
Asian	3 0.17%	5 0.25%	11 0.35%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	16 0.89%	19 0.94%	33 1.04%
U.S. Armed Forces	0	0	0
Households			
2026 Projection	764	859	1,335
2021 Estimate	680	764	1,185
2010 Census	595	656	996
Growth 2021 - 2026	12.35%	12.43%	12.66%
Growth 2010 - 2021	14.29%	16.46%	18.98%
Owner Occupied	562 82.65%	633 82.85%	983 82.95%
Renter Occupied	118 17.35%	131 17.15%	202 17.05%
2021 Households by HH Income	680	766	1,184
Income: <\$25,000	78 11.47%	87 11.36%	123 10.39%
Income: \$25,000 - \$50,000	76 11.18%	83 10.84%	124 10.47%
Income: \$50,000 - \$75,000	163 23.97%	179 23.37%	266 22.47%
Income: \$75,000 - \$100,000	85 12.50%	95 12.40%	138 11.66%
Income: \$100,000 - \$125,000	97 14.26%	107 13.97%	154 13.01%
Income: \$125,000 - \$150,000	27 3.97%	34 4.44%	59 4.98%
Income: \$150,000 - \$200,000	64 9.41%	73 9.53%	122 10.30%
Income: \$200,000+	90 13.24%	108 14.10%	198 16.72%
2021 Avg Household Income	\$111,196	\$113,772	\$121,363
2021 Med Household Income	\$81,764	\$83,947	\$89,311