



Stueve Construction, LLC

2201 East Oak Street | Algona, Iowa 50511

OFFERED
EXCLUSIVELY BY

BROKERAGE TEAM

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Click here for more information & to download the full Offering Memorandum



\$8,000,000

Offering Price



7.75%

Cap Rate

Stueve Construction offers a passive investment opportunity with a brand-new 15-year absolute NNN lease, providing stable, long-term cash flow with no landlord responsibilities. The lease includes 2% annual rental increases and two 5-year renewal options, offering a hedge against inflation. The property serves as Stueve's headquarters, housing corporate offices, engineering and field teams, and essential warehouse storage, underscoring its mission-critical value to the company's operations. Founded in the 1950s, Stueve is the largest provider in the fertilizer storage construction market with a dominant market share of 15%. In 2023, Stueve generated \$87.5M in revenue, projected to reach \$108.7M in 2024. With an average 15-year customer relationship and anticipated market growth driven by U.S. agricultural expansion, this investment aligns with a growing industry set to reach \$900M by 2027.