

For Sale

Land

16.98 Acres



Lot 9
16.98 Acres

Lot 9 Cross-Town Connector Industrial Park

Fort Dodge, Iowa 50501

Property Highlights

- Sale Price: \$1,000,000
- Utilities to site
- 12" water
- 18" sanitary sewer

Property Description

Industrial lot located in Fort Dodge's industrial corridor
Laborshed over 158,000 people

OFFERING SUMMARY

Sale Price	\$1,000,000
Lot Size	16.98 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	32,620	\$50,576
10 Miles	40,404	\$51,581
20 Miles	64,768	\$54,080

For more information

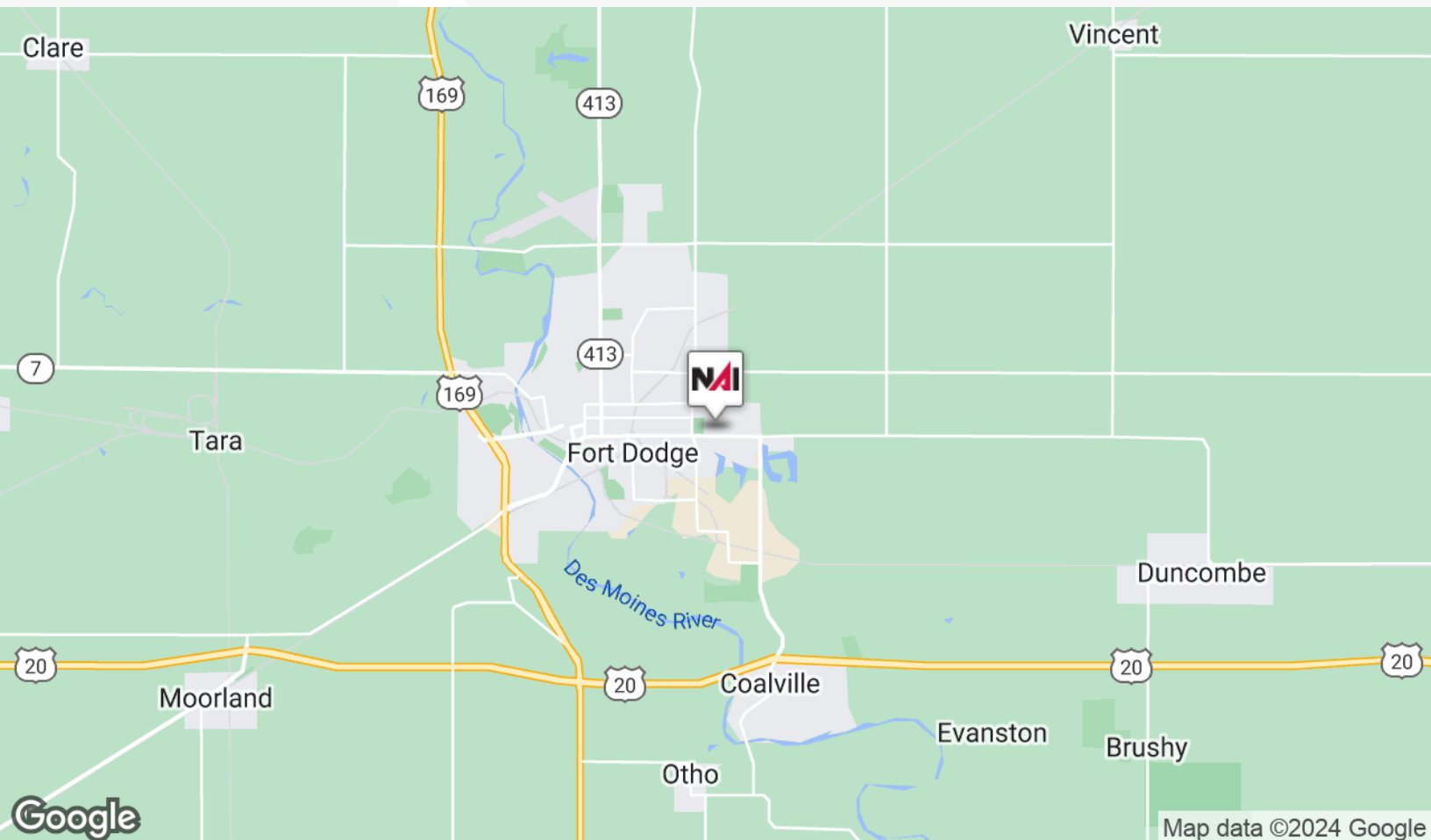
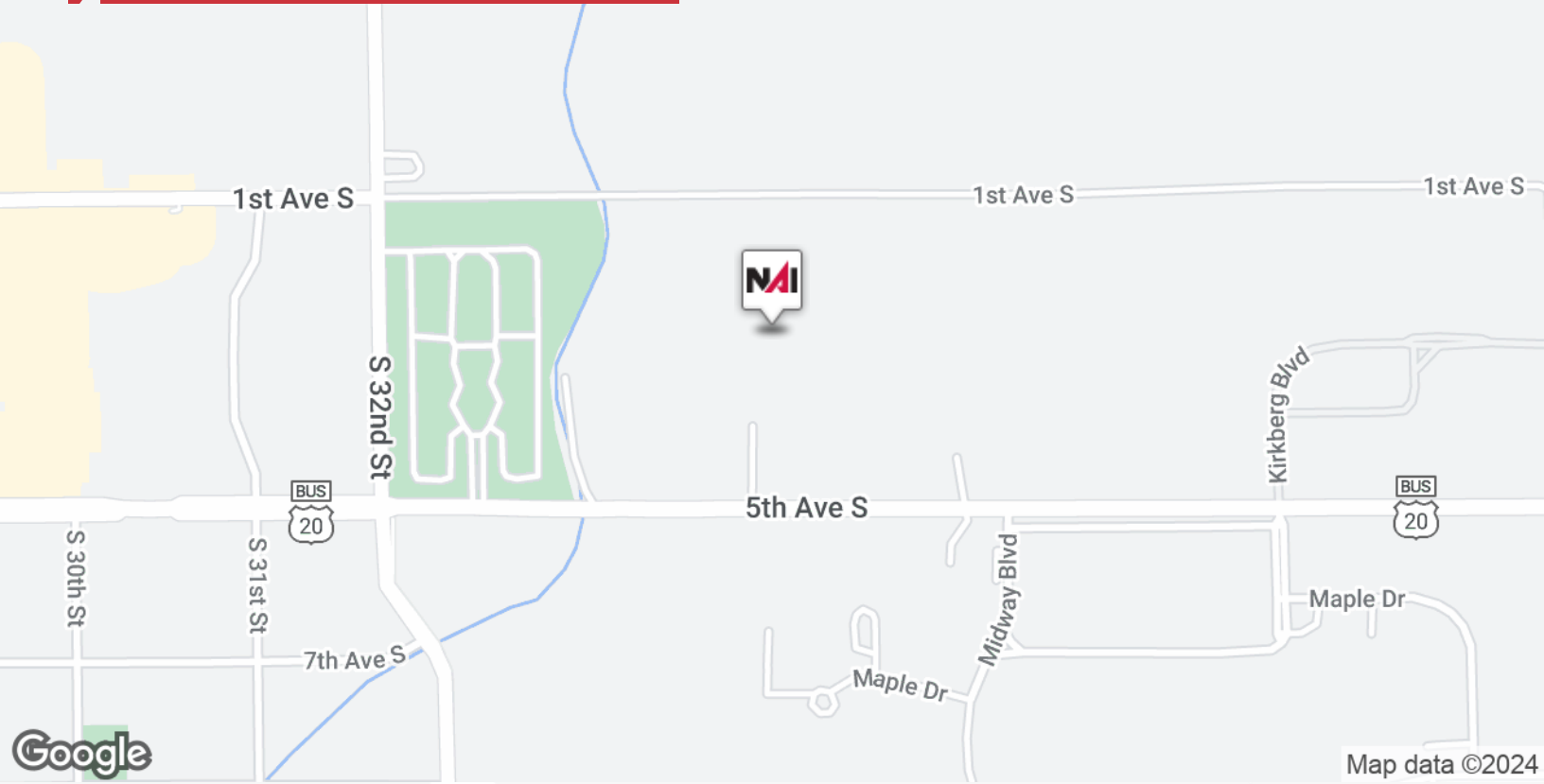
Kevin Crowley, SIOR

C: 515 991 7000
kcrowley@iowarealtycommercial.com

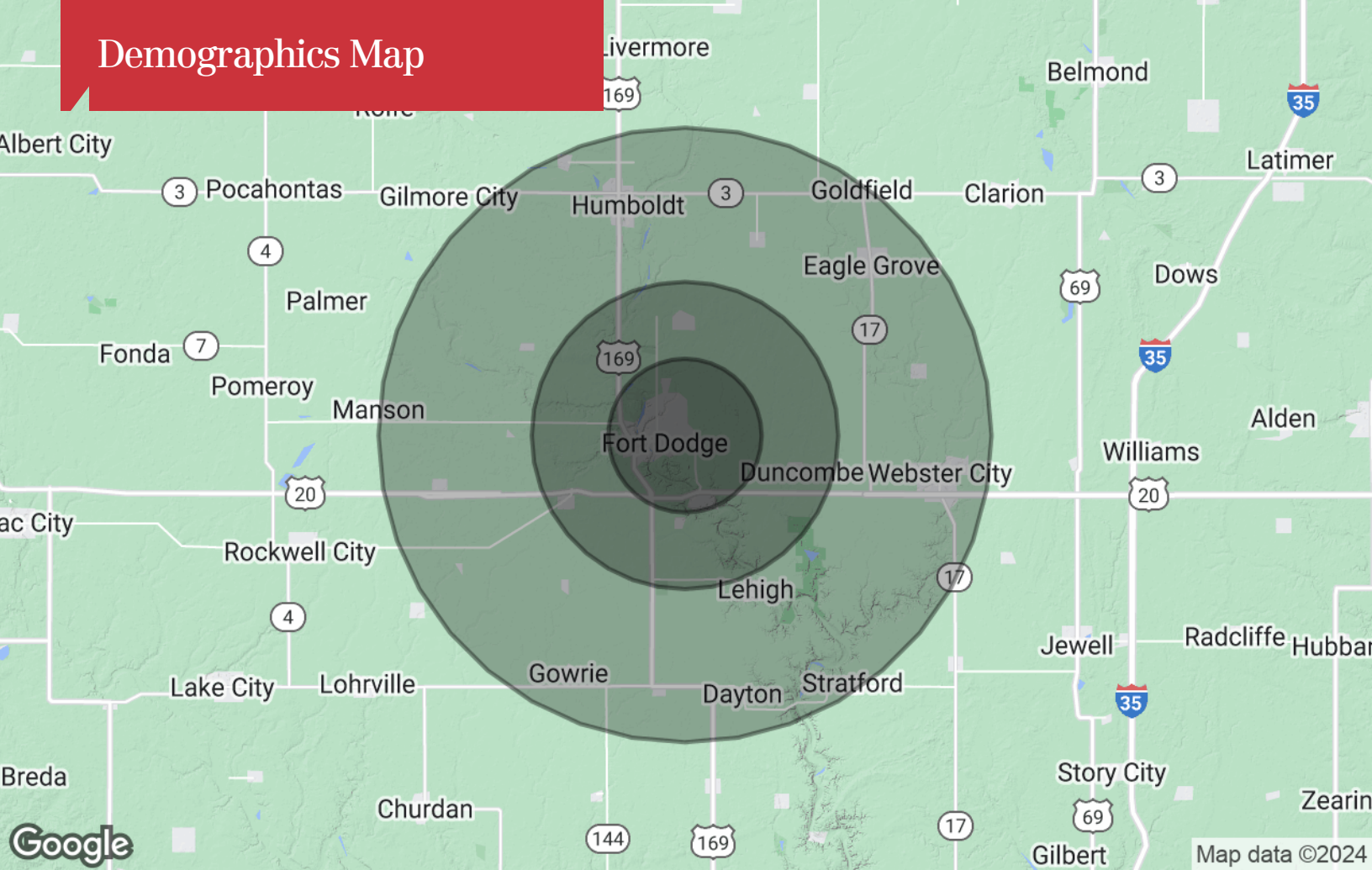
Doug Pfeil

C: 515 419 9546
dpfeil@iowarealtycommercial.com

Location Maps



Demographics Map



Population

	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	32,620	40,404	64,768
MEDIAN AGE	37.6	38.2	40.1
MEDIAN AGE (MALE)	33.6	34.9	37.3
MEDIAN AGE (FEMALE)	41.8	41.9	43.2

Households & Income

	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	13,772	16,866	27,108
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$50,576	\$51,581	\$54,080
AVERAGE HOUSE VALUE	\$119,191	\$118,580	\$116,473

* Demographic data derived from 2020 ACS - US Census