

DEVELOPMENT



LAND

373.69 ACRES M/L
ON INTERSTATE 80 IN VAN METER, IOWA



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373.69 ACRES

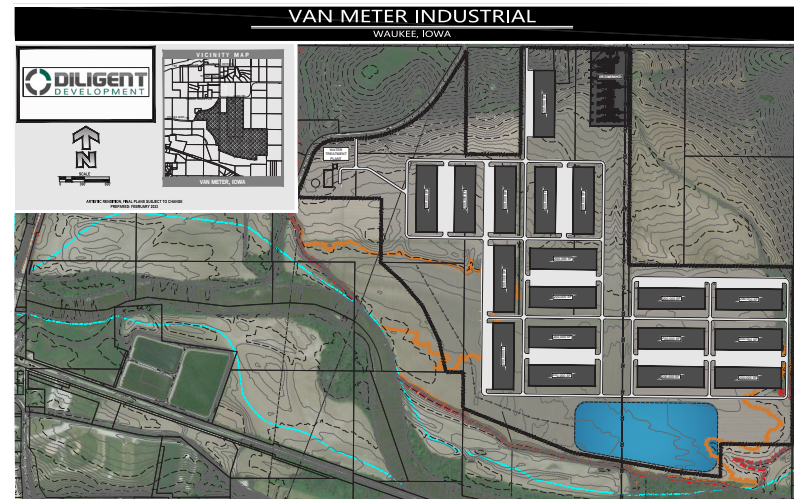


M/L

DEVELOPMENT LAND ON INTERSTATE 80 IN VAN METER, IOWA

ABOUT THE PROPERTY

Offering 373.69 acres m/l of prime development land situated within the city limits of Van Meter, Iowa. The property was recently annexed into the city and zoned Light Industrial. Zoning allows Storage/Warehouse; Automotive/Implement Sales, Service, Repair, and Assembly; Contractor Equipment Yards; Laboratories; Manufacturing, Assembling, Processing, and/or Concrete Products; and more. The site is about 1 mile from I-80 which is currently undergoing an expansion to 6 lanes and bridge reconstruction. The city has plans that extends water and sewer to the site. The site is bypassed by a major kV electric transmission line that leads to the Apple Data Center to the north and the Booneville Switch Station to the south - providing robust and redundant power. City and state programs could likely assist in paving the roughly half mile to Veteran Memorial Drive. The 373.69 acres m/l is contiguous and benefited by having one ownership group controlling decision making. The land is currently farmed with 336.76 estimated tillable acres carrying a tillable CSR2 of 89.



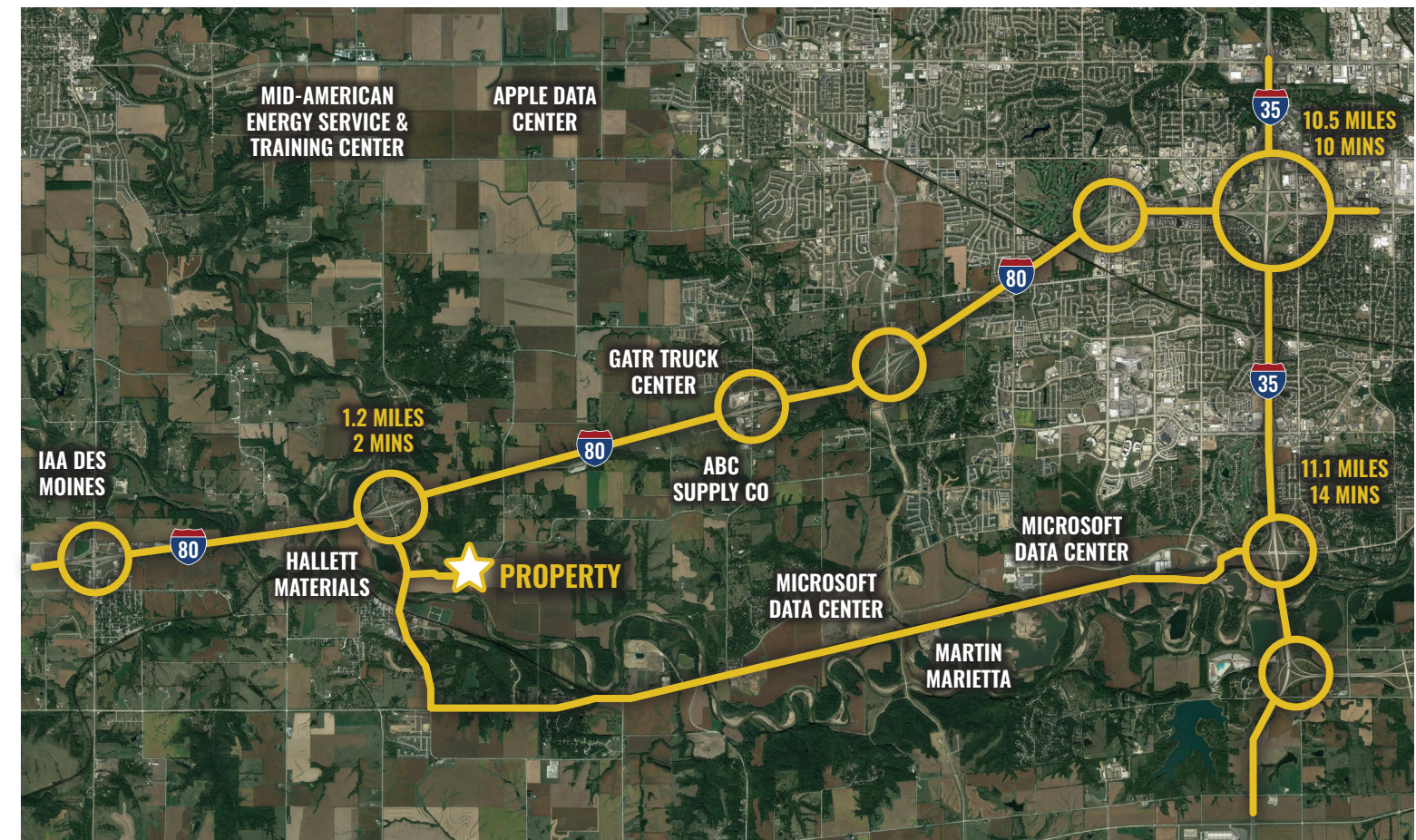
FOR MORE INFORMATION CONTACT:

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ACCESS MAP

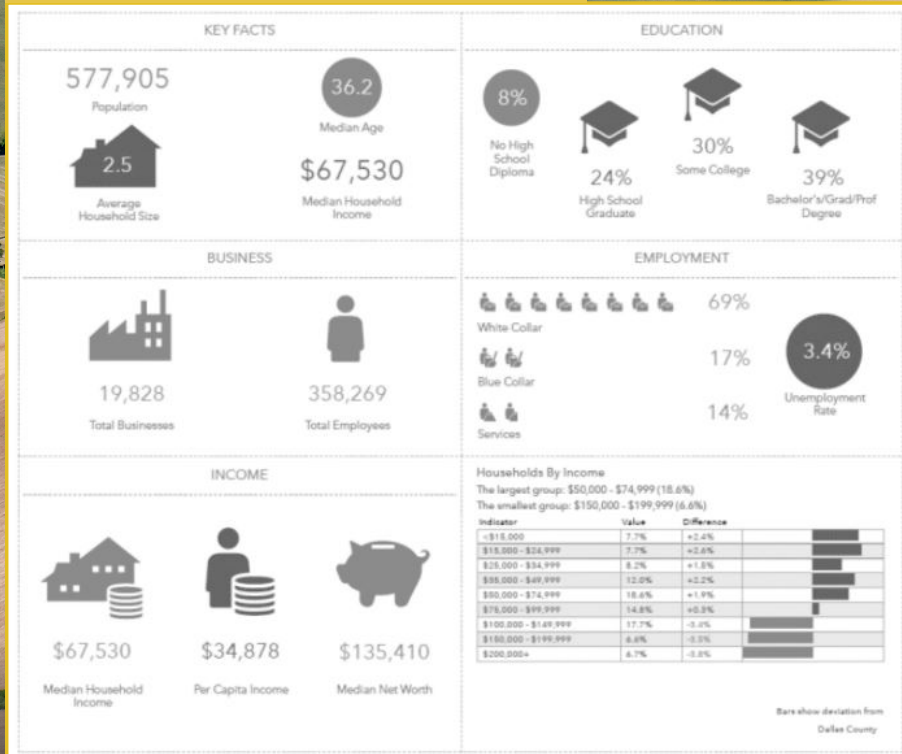
DRIVE TIMES

CITY	MILES	TIME
Des Moines Airport & Transload Facility	~20	<25mins
Omaha, NE	117	1hr 45mins
Kansas City, MO	195	2hr 49mins
Minneapolis, MN	262	3hr 48mins
Chicago, IL	353	5hr 19mins
St. Louis, MO	367	5hr 41mins



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AREA DEMOGRAPHICS



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