

Sedars Auto Park

IA Hwy.122 West (Bus. Route US 18) | Mason City, IA | US | Cerro Gordo County  
Available Acres: 115 |



Zoning:	Mixed Use
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Specialty Features:	None
Sale Price Note:	Lot 1 - 4.41 acres at \$750,000; Lot 3 - 2.68 acres at \$350,000; 107.5 acres at \$25,000 per acre
Last Updated:	Feb 24, 2022

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Prime development land situated on the west side of Mason City, Iowa. Lot 1 Price: 4.41 acres m/l at \$750,000 (\$3.90/sq. ft.); Lot 3 Price: 2.68 acres m/l at \$350,000 (\$3.00/sq. ft.) and 107.5 acres m/l at \$25,000 per acre. These properties share a frontage road for multiple businesses such as Cinema West Theaters, Deckers Sporting Goods, Mason City Buick, Mason City Nissan and Culligan of Mason City. These sites have been officially annexed into the corporate city limits of Mason City. All utility infrastructure is available along the frontage road and the city is ready to extend to the site upon a pending project. The City of Mason City provides water and sewer services and Alliant Energy provides the electric and natural gas services. The properties have great access along US Highway 18 with 13,700 VPD (Vehicles Per Day) and are located approximately 3.5 miles from Interstate 35. The site is currently zoned Multi-Use District (Z4).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** U.S. Hwy 18 (Avenue of the Saints) (2.00 mi.)  
**Nearest Interstate:** I-35 (4.00 mi.)  
**Nearest Airport:** Mason City Municipal Airport (3.50 mi.)  
**Nearest Commercial Airport:** Minneapolis St. Paul Int Airport (130.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** Alliant Energy  
**Natural Gas:** Alliant Energy  
**Water:** City of Mason City  
**Sewer:** City of Mason City  
**Telecommunications:** Mediacom, CLTel, Century Link