



Zoning:	Commercial, Other, Retail, Industrial-Light, Office
Topography:	mostly flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Sale Price Note:	Upon Request
Last Updated:	Sep 7, 2021

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

The Altoona Business Park is at the SW quadrant of I-80 and 1st Ave N. It is the new home of Iowa Donor Network and a Hampton Inn. It is zoned C-2, General Commercial, which includes retail, hospitality and office uses. Sites available from 3.06 acres to 27 acres. Great I-80 access and visibility. Excellent site for a regional presence

Population

	221,287 10 Mile Radius	615,989 20 Mile Radius	819,571 30 Mile Radius
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Source: ESRI®, 2024

Households

	87,058 10 Mile Radius	247,806 20 Mile Radius	326,751 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 65 (1.00 mi.)
Nearest Interstate: Interstate 80 (1.00 mi.)
Nearest Airport: Des Moines International Airport (20.00 mi.)
Nearest Commercial Airport: Ankeny Regional Airport (8.8 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Mid American Energy
Natural Gas: Mid American Energy
Water: City of Altoona
Sewer: Des Moines Wastewater Reclamation Authority

Property Images



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