

Zoning:	Commercial
Topography:	Flat
Setting:	Industrial Park
Within City Limits:	Yes
Sale Price:	\$1,536,000
Sale Price Note:	\$48,000 per acre
Last Updated:	May 9, 2023

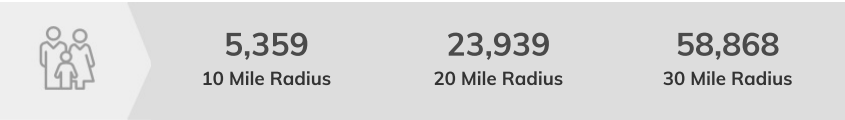
Economic Development Contact

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Property and Area Description

Lots ranging in size from 1.38 to 4.45 acres located at the intersection of north US Hwy 59 and US Hwy 20 on the southern edge of the community of Holstein, Iowa. Holstein is located in Ida County in northwest Iowa. The community has established an urban renewal area for this subdivision. New infrastructure: water, sewer, street, fiber based commercial grade business services including 10 Gb fiber circuits for Ethernet, Internet or Pseduo-wire needs and fault protected, redundant services. Environmental and DNR publications complete for the entire subdivision. There is adjacent 90 acres available for additional future expansion of the development area.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: 0.1 (0.10 mi.)
Nearest Interstate: Interstate 29 (45.00 mi.)
Nearest Airport: Ida Grove Airport (14.00 mi.)
Nearest Commercial Airport: Sioux Gateway Airport (45.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: North West Rural Electric Cooperative
Natural Gas: Mid American Energy Company
Water: City of Holstein
Sewer: City of Holstein