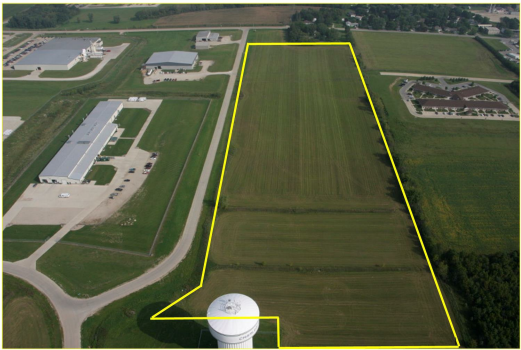


Charles City SW Development Park
Corporate Drive | Charles City, IA | US | Floyd County
Available Acres: 20 | Sale Price: \$30,000



| | |
|---------------------|------------------------|
| Zoning: | Industrial-Heavy |
| Topography: | Level and nearly level |
| Setting: | Industrial Park |
| Within City Limits: | Yes |
| Sale Price: | \$30,000 |
| Sale Price Note: | 30000/acre |
| Lease Rate Note: | NA |
| Last Updated: | Mar 31, 2021 |

Economic Development Contact

Timothy S. Fox, MPP, CED, EDFP, PCED
Charles City Area Development Corporation
401 N Main St
Charles City, IA 50616
(641) 228-3020 | tfox@charlescityia.com

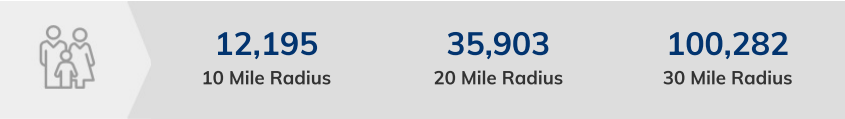
Realtor/Owner Contact

Timothy S. Fox, Executive Director
641-228-3020 | ccadc@charlescityia.com

Property and Area Description

The Charles City Southwest Development Park is situated on Corporate Drive is less than two miles from the Avenue of the Saints. It is located within the Southwest ByPass Tax Increment Financing District - a joint City/County TIF District. Two of Charles City's largest industrial companies - Zoetis and Cambrex Charles City, Inc. are nearby. Charles City Area Development Corporation is the owner of the remaining lots in the Southwest Development Park. Currently there are four remaining lots that average 5.00 acres each.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

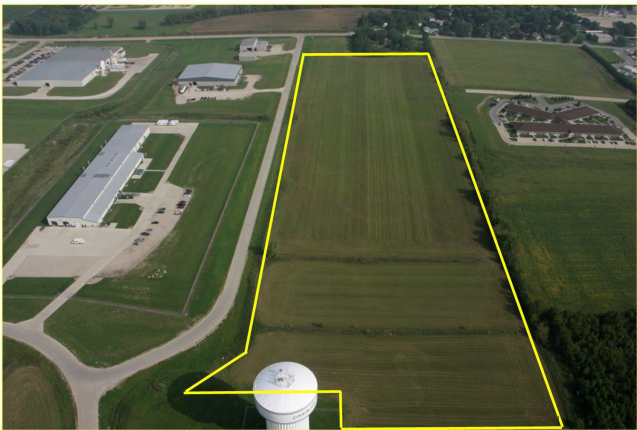
Transportation

Nearest Highway: Avenue of the Saints (Iowa 27) (1.50 mi.)
Nearest Interstate: I-35 (35.00 mi.)
Nearest Airport: Charles City Aeronautics (6.00 mi.)
Nearest Commercial Airport: Mason City Municipal Airport (35.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company
Natural Gas: MidAmerican Energy Company
Water: City of Charles City
Sewer: City of Charles City

Property Images



Southwest Development Park

