



Industrial Warehouse & Land Opportunity

OFFERING MEMORANDUM

21951 115th St, Iowa Falls, IA 50126

Presented by

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PROPERTY OVERVIEW

21951 115th St, Iowa Falls, IA 50126



Item	Detail
Property Address	21951 115th St, Iowa Falls, IA 50126
Property Type	Low-Density Industrial / Residential Acreage
Sale Price	\$230,000.00
Land Size	84,506 Sq Ft (1.94 Acres)
Total Building Footprint	8,712 Sq Ft Total Living/Utility Structure Area

IMPROVEMENT SUMMARY

The property includes two storage / warehouse structures. Both structures are 1945 vintage and are identified as being in poor condition.

Component	Size	Configuration	Condition / Notes
Building 1: Storage / Warehouse	2,592 SF	1 Story Built 1945 No Basement	Condition: Poor
Building 2: Storage Warehouse	6,120 SF	Rigid Steel Frame Metal/Steel Roof Built 1945	No HVAC Condition: Poor

Building Layout & Structure Dimensions

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The property includes two warehouse structures totaling approximately 8,712 SF, in addition to the residential dwelling, attached garage, and enclosed porch shown on the assessor sketch. The larger structure is a 6,120 SF metal warehouse building with an approximate rectangular footprint of 102' x 60'. The secondary structure is a 2,592 SF former hatchery/warehouse building with an approximate footprint of 108' x 24'.

Together, the two warehouse structures provide a functional multi-building layout with separation between the larger metal warehouse and the secondary storage/support building. The assessor sketch also identifies a 1,992 SF one-story frame dwelling, a 480 SF attached frame garage, and a 576 SF enclosed porch. Use of the residential and warehouse improvements should be confirmed against applicable zoning, occupancy, and local approval requirements.



LOCATION OVERVIEW

Iowa Falls, Iowa | Hardin County

The property address is 21951 115th St, Iowa Falls, IA 50126. The property is positioned in the Iowa Falls / Hardin County market.

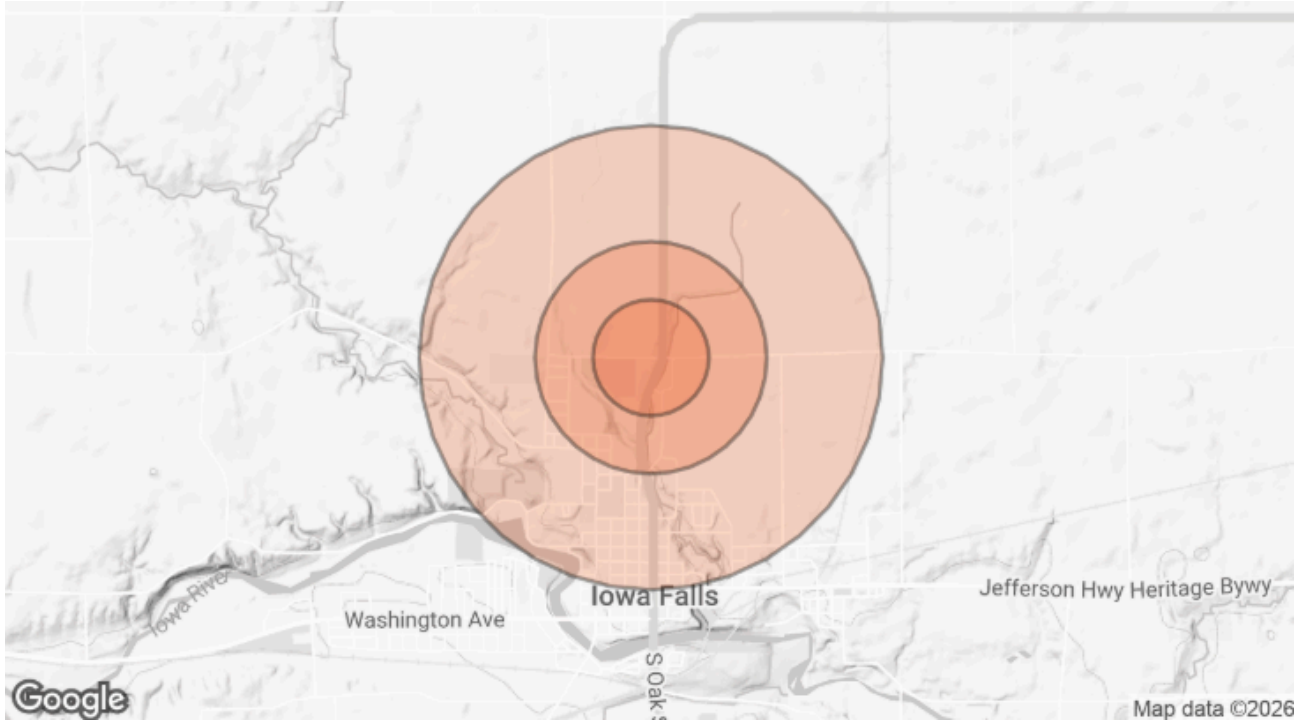
21951 115th St STREET ADDRESS	Iowa Falls, IA CITY / STATE
50126 ZIP CODE	Hardin County MARKET / COUNTY

LOCATION CONTEXT

- The property is identified as Iowa Falls.
- The property type is identified as low-density industrial / residential acreage.
- The land area is 84,506 square feet, or 1.94 acres.
- The property includes storage and warehouse utility improvements totaling 8,712 square feet.



DEMOGRAPHICS MAP AND REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	27	107	958
AVERAGE AGE	40.3	39.8	29.6
AVERAGE AGE (MALE)	39.2	38.5	28.4
AVERAGE AGE (FEMALE)	42.1	42.1	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	12	46	329
# OF PERSONS PER HH	2.3	2.3	2.9
AVERAGE HH INCOME	\$77,329	\$75,585	\$66,449
AVERAGE HOUSE VALUE	\$157,484	\$133,082	\$146,912

2023 American Community Survey (ACS)

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