

DEVELOPMENT LAND

114.67 Total Acres M/L

F O R S A L E

OFFERED AS THREE LISTINGS



**MASON
CITY**

CHASE DUESENBERG

641.529.0562

Chase@PeoplesCompany.com

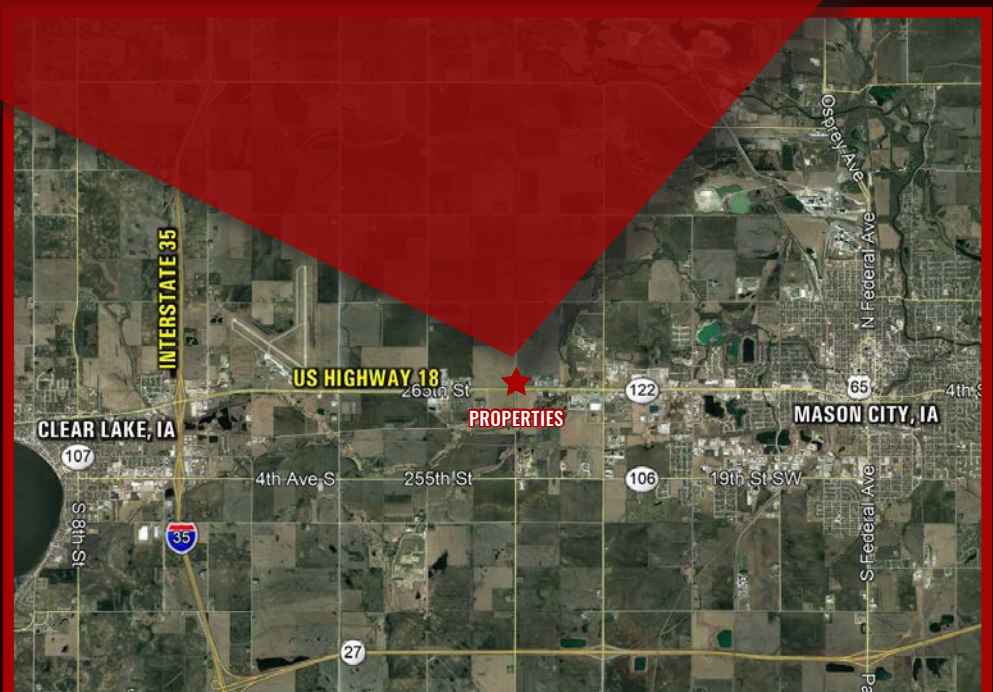
I O W A

BRYAN BERGDALE

712.251.8588

Bryan@PeoplesCompany.com

107.58 ACRES M/L



PRIME DEVELOPMENT LAND

situated on the west side of Mason City, Iowa. These properties share a frontage road for multiple businesses such as Cinema West Theaters, Decker Sporting Goods, Mason City Buick, Mason City Nissan, and Culligan of Mason City.

These sites have been officially annexed into the incorporated city limits of Mason City. All utility infrastructure is readily available on site. Mason City provides a 12-inch water main and an 18-inch sanitary sewer main. Alliant Energy provides gas and electricity. Tax Increment Financing is available for an end-user as well.

These 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 sites are currently zoned for Multi-Use District (Z4).

OFFERED AS THREE LISTINGS

LISTING #15644

LISTING #15643

LISTING #15642



SCAN to view
this listings online.



LISTING #15642 | 4.41 ACRES M/L | PRICE: \$750,000

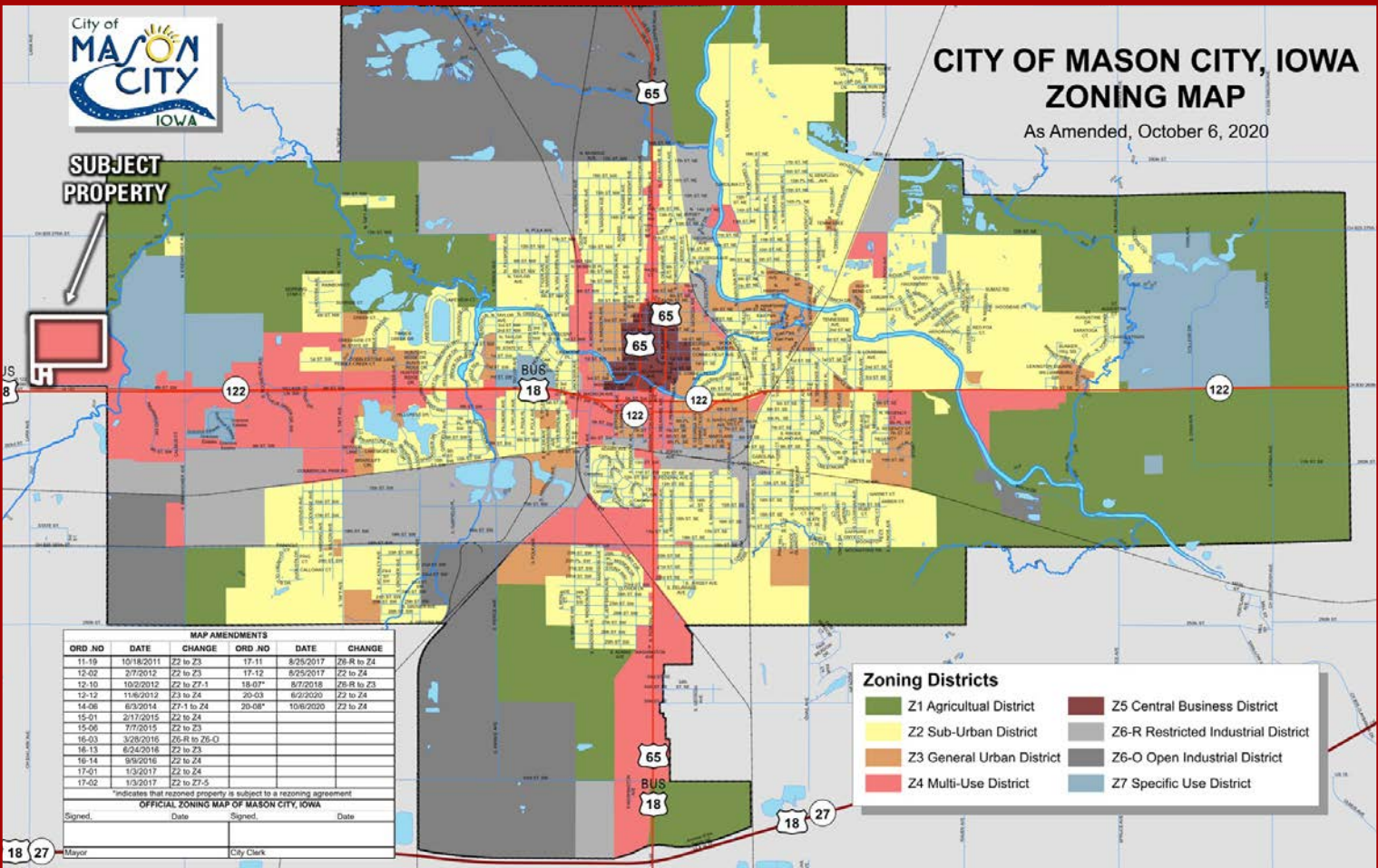
MASON CITY, IOWA



CITY OF MASON CITY, IOWA ZONING MAP

As Amended, October 6, 2020

**SUBJECT
PROPERTY**



MAP AMENDMENTS					
ORD NO	DATE	CHANGE	ORD NO	DATE	CHANGE
11-19	10/18/2011	22 to 23	17-11	8/25/2017	26-R to 24
12-02	2/7/2012	22 to 23	17-12	8/25/2017	22 to 24
12-10	10/2/2012	22 to 27-1	18-07*	8/7/2018	26-R to 23
12-12	1/16/2013	23 to 24	20-03	6/2/2020	22 to 24
14-06	6/3/2014	27-1 to 24	20-08*	10/6/2020	22 to 24
15-01	2/17/2015	22 to 24			
15-06	7/7/2015	22 to 23			
16-03	3/28/2016	26-R to 26-O			
16-13	6/24/2016	22 to 23			
16-14	9/9/2016	22 to 24			
17-01	1/3/2017	22 to 24			
17-02	1/3/2017	22 to 27-5			

*Indicates that rezoned property is subject to a rezoning agreement

OFFICIAL ZONING MAP OF MASON CITY, IOWA

Signed: _____ Date: _____
Signed: _____ Date: _____
Mayor City Clerk

Zoning Districts

- Z1 Agricultural District
- Z2 Sub-Urban District
- Z3 General Urban District
- Z4 Multi-Use District
- Z5 Central Business District
- Z6-R Restricted Industrial District
- Z6-O Open Industrial District
- Z7 Specific Use District



SCAN to view
this listings online.



LISTING #15643 | 2.68 ACRES M/L | PRICE: \$350,000

DEVELOPMENT LAND

[illegible][illegible]

An aerial photograph of a large, rectangular green field, likely a farm or undeveloped land, outlined with a thick red border. The field is situated in a rural area with other green fields and some buildings visible in the background. A road, labeled 'LARK AVENUE', runs along the bottom edge of the field. Another road, labeled 'US HIGHWAY 18', runs along the right edge of the field. In the bottom right corner, there is a QR code and the text 'SCAN to view this listings online.'



12119 Stratford Dr. Suite B
Clive, Iowa 50325

FOLLOW US ON SOCIAL MEDIA!



114.67 Total Acres M/L

FOR SALE

OFFERED AS THREE LISTINGS

**MASON
CITY**

CHASE DUESENBERG

641.529.0562

Chase@PeoplesCompany.com

I O W A

BRYAN BERGDALE

712.251.8588

Bryan@PeoplesCompany.com