

## Cross Property 360 Property View

### 1100 2nd Street NE, Bondurant, Iowa 50035

Listing

ID#:	<b>741539</b>	Parcel No:	<a href="#">23100029000000</a>	List Price:	<b>\$499,999</b>
Status:	<b>Active</b>	Zoning:	<b>M-2</b>	LP/SF:	<b>\$496</b>
Dlyd Mktng:	<b>No</b>	Address:	<b>1100 2nd Street NE, Bondurant Iowa 50035-1018</b>	CDOM:	<b>7</b>
County:	<b>Polk</b>	MLS Area:	<b>Bondurant</b>	DOM:	<b>7</b>
Fronts:	<b>150</b>	Exterior:	<b>Vinyl Siding</b>	REO:	<b>No</b>
Auction?:	<b>No</b>	Auction Type:			



School District:	<a href="#">Bondurant-Farrar</a>	New Proposed:	
Street:	<b>Concrete</b>	Completed Date:	
Roof:	<b>Asphalt Shingle</b>	Year Built:	<b>1954</b>
Heat:	<b>Gas Forced Air</b>	Heat Source:	<b>Natural</b>
Air Cond:	<b>Central</b>	Sprinkler:	<b>None</b>
Foundation:	<b>Block</b>	Electric:	<b>Lot</b>
Sewer:	<b>City</b>	Water:	<b>City</b>
Building Type:		Building SF:	<b>1,008</b>
Construction Type:	<b>Frame</b>	Lot Size:	
Lease Price:		Lot SF:	<b>43,560</b>
Min # Mo:		Acres:	<b>1.0000</b>
Max # Mo:		Builder:	

Recent: **05/25/2026 : NEW**

#### Property Information

Directions: **West onto 2nd st NE from NE Hubbel Rd. Property on North side of road.**

Owner: **Naig Real Estate LLC** Home Phone:

Legal Description: **-EX RD- E 153.32 F W 693.52 F N LN & E 150 F W 677.15 F S LN SE 1/4 SE 1/4 S OF C G W RY ROW SEC 30-80-22**

#### Listing Information

Gross Taxes:	<b>\$3,234</b>	Net Taxes:	<b>\$3,234</b>	Special Assessment:	
Occupied By:	<b>Vacant</b>	Tax Year:	<b>2025</b>	Key:	<b>Lock Box</b>
How to Show:	<b>Use Showing Time for Appointment</b>				
How to Show Inst:	<b>Use showing time or call listing agent</b>				
Listing Date:	<b>05/25/26</b>	Status Date:	<b>05/25/26</b>	Expire Date:	<b>12/25/26</b>
Terms Available:	<b>Cash, Conventional</b>				
Sign:	<b>Yes</b>	Reserved Buyer:	<b>No</b>		
Sell Disclose:	<b>Yes</b>	Reserved Items:	<b>No</b>		
Included Items:	<b>Dishwasher, Microwave, Stove</b>				

#### Office Information

Listing Agent Name: [Christopher Foster](#) Agent Phone: **(641) 891-8178**  
 (6677) foster@wr515.com

Listing Office: [Weichert, Realtors - The 515 Agency](#) Agent Cell: **(641) 891-8178**

Remarks: **Rare opportunity to own a versatile M-2 industrial property in rapidly growing Bondurant. Situated on approximately 1 acre, this unique property offers endless potential for owner-users, contractors, small business operations, investors, or redevelopment opportunities. The site features permitted outside storage, city water and sewer, and a remodeled 1,100 SF residential home that could serve as office space, rental income, employee housing, or a live/work setup. The property provides the flexibility and functionality that are increasingly difficult to find in today's industrial market. Whether you need space for equipment storage, fleet parking, a contractor yard, small manufacturing, or future expansion, this property offers exceptional utility with M-2 zoning already in place. Conveniently located with easy access to major highways and the Des Moines metro, this is a rare chance to secure industrial property in one of Central Iowa's fastest-growing communities. Opportunities like this do not come available often.**

Agent Remarks: **M-2 zoning**

Prepared By: **Christopher Foster**

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Tax

#### Owner Information

Owner Name:	<b>Naig Real Estate Llc</b>	Owner Occupied:	<b>No</b>
Mailing Address:	<b>3361 NW 81st Ln</b>	Tax Billing City & State:	<b>Ankeny Ia</b>
Tax Billing Zip:	<b>50023</b>	Tax Billing Zip+4:	<b>9624</b>

#### Location Information

School District:	<b>Bondurant Farrar</b>	School District Name:	<b>Bondurant Farrar</b>
Township Range Sect:	<b>802230</b>	Census Tract:	<b>010102</b>

Carrier Route:	<b>R003</b>	Market Area:	<b>BONDURANT</b>
Neighborhood Code:	<b>BN01</b>	Topography:	<b>TYPE UNKNOWN</b>

### Estimated Value

RealAVM:	<b>\$214,900</b>	Estimated Value Range High:	<b>\$234,500</b>
Estimated Value Range Low:	<b>\$195,300</b>	Value As Of:	<b>05/18/2026</b>
Forecast Standard Deviation:	<b>9</b>	Confidence Score:	<b>83</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Tax Information

Parcel #:	<b>231-00029000000</b>	Alt. Tax ID:	<b>8022-30-476-007</b>
% Improved:	<b>63</b>	Tax District:	<b>4</b>
Legal Description:	<b>-EX RD- E 153.32 F W 693.52 F N LN &amp; E 150 F W 677.15 F S LN SE 1/4 SE 1/4 S OF C G W RY ROW SEC 30-80-22</b>		

### Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	<b>\$199,500</b>	<b>\$186,700</b>	<b>\$186,700</b>
Assessed Value - Land	<b>\$73,800</b>	<b>\$68,300</b>	<b>\$68,300</b>
Assessed Value - Improved	<b>\$125,700</b>	<b>\$118,400</b>	<b>\$118,400</b>
YOY Assessed Change (\$)	<b>\$12,800</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>7%</b>	<b>0%</b>	
Tax Year	<b>2026</b>	<b>2025</b>	<b>2024</b>
Total Tax	<b>\$3,234.00</b>	<b>\$3,158.00</b>	<b>\$3,138.00</b>
Change (\$)	<b>\$76</b>	<b>\$20</b>	
Change (%)	<b>2%</b>	<b>1%</b>	

### Characteristics

Land Use - CoreLogic:	<b>Sfr</b>	Land Use - County:	<b>Single Family</b>
Lot Acres:	<b>1.000</b>	Lot Sq Ft:	<b>43,560</b>
# of Buildings:	<b>1</b>	Year Built:	<b>1954</b>
Style:	<b>RANCH</b>	Stories:	<b>1.0</b>
Building Type:	<b>Single Family</b>	Gross Sq Ft:	<b>2,016</b>
Gross Sq Ft:	<b>2,016</b>	Total Rooms:	<b>5.000</b>
Bedrooms:	<b>3</b>	Total Baths:	<b>1</b>
Full Baths:	<b>1.000</b>	Other Rooms:	<b>KITCHEN</b>
Basement Type:	<b>Basement</b>	Basement Sq Ft:	<b>1,008</b>
Heat Type:	<b>Forced Air</b>	Cooling Type:	<b>Central</b>
Exterior:	<b>Metal</b>	Foundation:	<b>Concrete Block</b>
Condition:	<b>Average</b>	No. of Porches:	<b>1</b>
Porch:	<b>Enclosed Porch</b>	Porch 1 Sq Ft:	<b>200</b>
No. of Patios:	<b>1</b>	Patio Type:	<b>Patio</b>
Patio/Deck 1 Sq Ft:	<b>252</b>	Parking Type:	<b>Type Unknown</b>
Garage Type:	<b>Garage</b>	Garage Capacity:	<b>0</b>
Garage Sq Ft:	<b>308</b>	Road Type:	<b>Semi-Impro</b>
Roof Material:	<b>Asphalt Shingle</b>	Roof Shape:	<b>GABLE</b>
Water:	<b>TYPE UNKNOWN</b>	Sewer:	<b>Type Unknown</b>

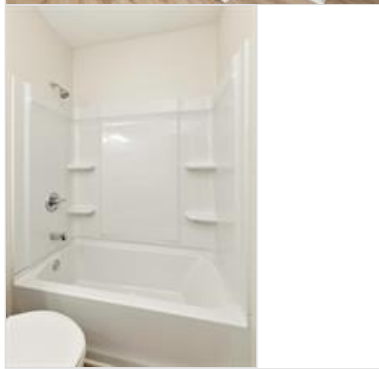
### Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
<b>Shed</b>	<b>S</b>	<b>8</b>	<b>8</b>	<b>18</b>	<b>1954</b>	
<b>Garage</b>	<b>S</b>	<b>14</b>	<b>14</b>	<b>22</b>	<b>1954</b>	
<b>Garage</b>	<b>S</b>	<b>24</b>	<b>24</b>	<b>20</b>	<b>1954</b>	

### Last Market Sale

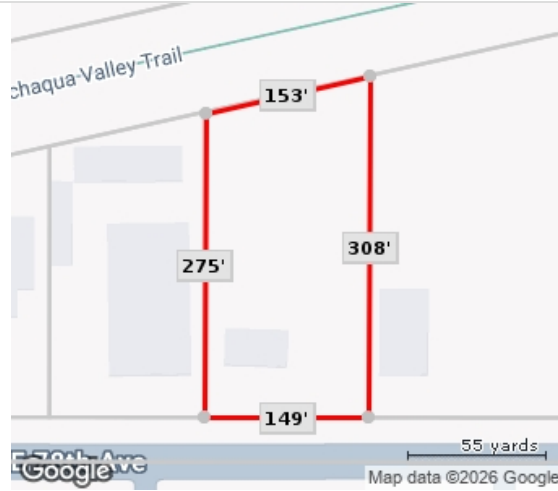
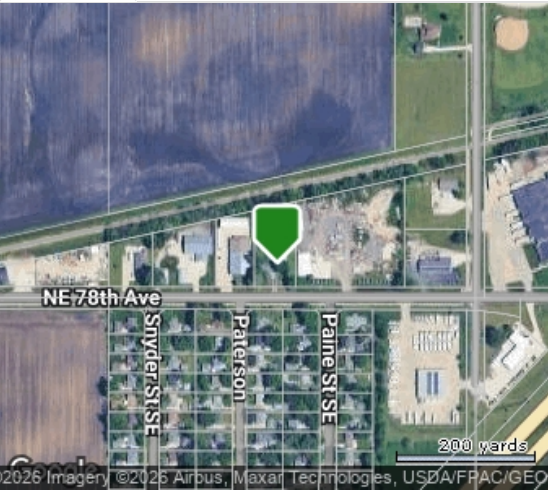
Sale Date:	<b>03/11/2026</b>	Recording Date:	<b>03/12/2026</b>
Price Per Square Feet:	<b>\$158.73</b>	Owner Name:	<b>Naig Real Estate Llc</b>
Seller Name:	<b>Watts Kenneth R &amp; Lisa M</b>	Deed Type:	<b>Warranty Deed</b>

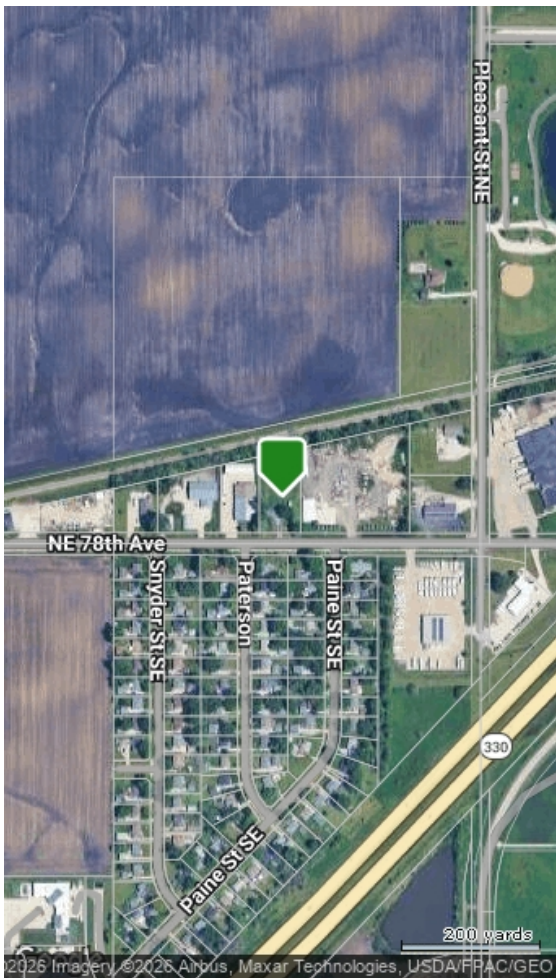
Photos





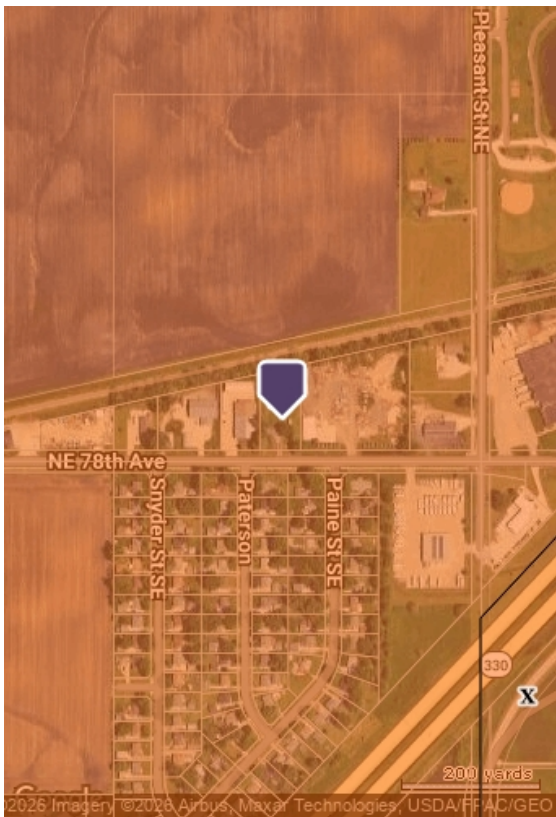
Parcel Map





Flood Map

Flood Zone Code:	<b>X</b>	Flood Zone Panel:	<b>19153C0230F</b>
Flood Zone Date:	<b>02/01/2019</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain

 **100-year Floodway**     **100-year Floodplain**

 **Undetermined**

 **500-year Floodplain incl. levee protected area**

 **Out of Special Flood Hazard Area**

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