



75 Acre Development Land

EAGLE GROVE | IA

CBRE

The Offering

CBRE is pleased to offer a 75-acre agri-business development opportunity in Eagle Grove, Iowa, strategically located at the intersection of Highway 17 and C56. The shovel-ready park is designed to support a wide range of industrial and agricultural-related users, offering flexibility for manufacturing, logistics, and service-oriented operations.

The site's scalable acreage and business-friendly zoning make it ideal for users including light manufacturing, fabrication, warehousing, wholesaling, and farm implement sales and service. Additional permitted uses include contractor shops and yards, truck and equipment repair facilities, cabinet and tool manufacturing, and related support services.

With convenient highway access and proximity to regional transportation routes, users will benefit from efficient distribution capabilities and strong connectivity throughout North-Central Iowa. The ownership group is open to parcel sales or build-to-suit opportunities, providing flexibility to meet a variety of tenant and owner-user needs.

PROPERTY OVERVIEW

Location	Highway 17 and C56
Asking Price	Please contact agent for pricing details
Acres	75
Zoning	Industrial
Topography	Flat





Industrial



Agriculture

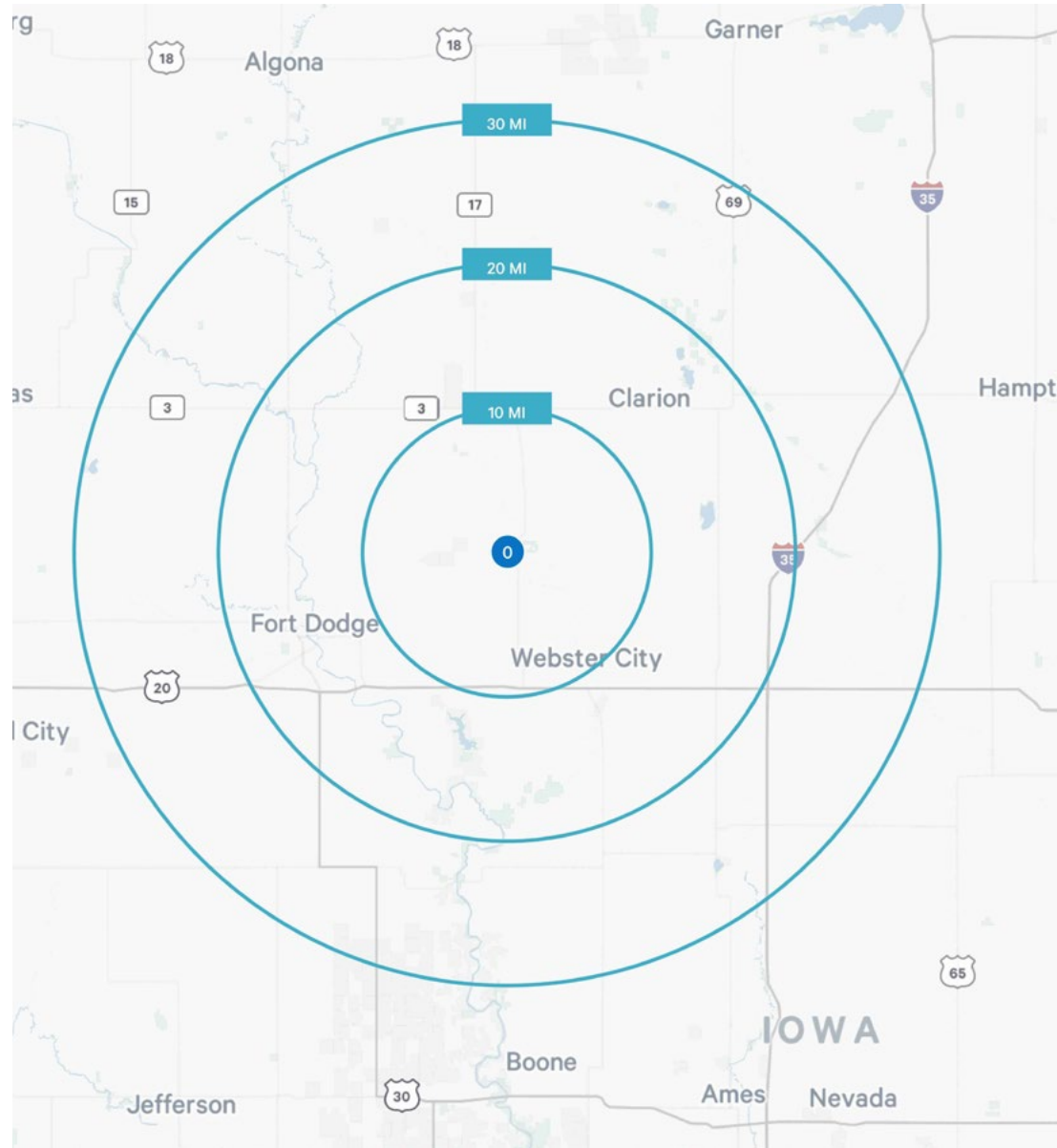
Potential Site Usage



City Services | Clarion

Demographics

DEMOGRAPHIC COMPREHENSIVE	10 MILE	20 MILES	30 MILES
POPULATION	11,799	57,915	79,477
HOUSEHOLDS	4,396	24,053	33,066
AVG. HOUSING VALUE	\$163,585	\$208,615	\$214,716
AVG. HOUSEHOLD INCOME	\$81,815	\$86,660	\$91,029
MEDIAN HOUSEHOLD INCOME	\$67,221	\$69,699	\$72,646
AVG. HOUSEHOLD SIZE	2.37	2.27	2.29
BACHELOR'S DEGREE OR HIGHER	21.0%	22.9%	23.1%
RENTER OCCUPIED UNITS	28.9%	27.8%	25.1%
OWNER OCCUPIED UNITS	59.7%	59.8%	62.4%
BUSINESSES	427	2,811	3,713



Wright County Agribusiness Park 75 ACRES

C O N T A C T S

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