

FOR SALE

Bondurant Industrial Park

BONDURANT, IA - Highway 65/Hubbell Avenue NEAR 78th Avenue



Property Parcels

- | | | |
|-------------------------------|-------------------------------|---------------------------------|
| – Lot 1: \$6.00 PSF (1.36 ac) | – Lot 5: \$7.00 PSF (1.42 ac) | – Lot 9: \$4.50 PSF (3.54 ac) |
| – Lot 2: \$6.00 PSF (1.05 ac) | – Lot 6: \$5.00 PSF (1.21 ac) | – Lot 10: SOLD (3.56 ac) |
| – Lot 3: \$6.00 PSF (1.05 ac) | – Lot 7: \$5.00 PSF (1.18 ac) | – Lot 11: \$4.50 PSF (1.60 ac) |
| – Lot 4: \$7.00 PSF (1.18 ac) | – Lot 8: \$4.50 PSF (2.18 ac) | |

Demographics

- | | |
|--------------------------------------|--|
| – 8 minutes from Altoona, IA | – Prime location with access to I-80 |
| – Just minutes from nearby amenities | – Located in a rapidly growing community |

Kris Walter

Corey Sedrel

Jeremy Spillman

515-721-9360

kwalter@capstone-cre.com

515-979-1454

csedrel@capstone-cre.com

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Capstone
COMMERCIAL

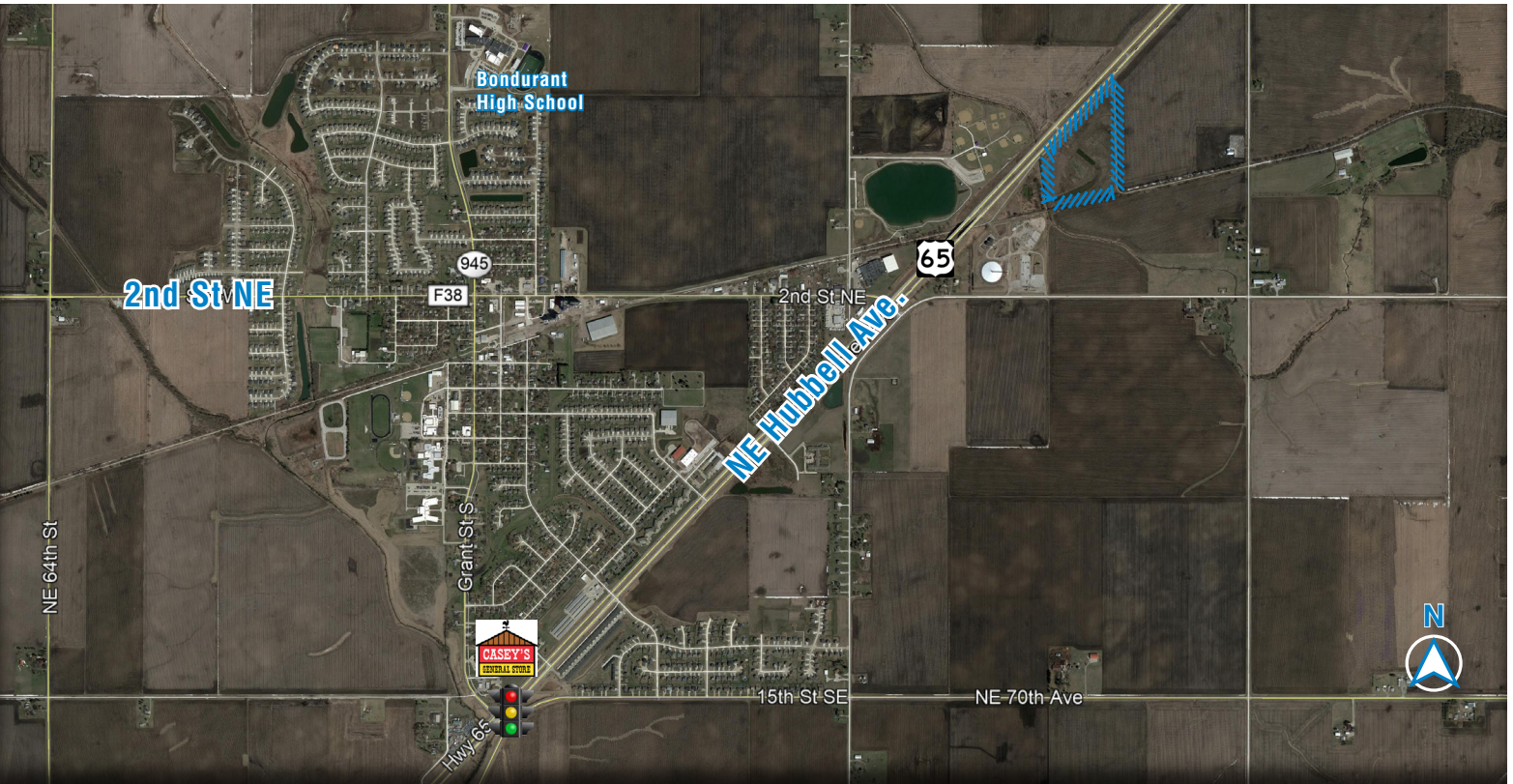
www.capstone-cre.com

950 Office Park Rd. Ste 300, WDM, IA 50265

FOR SALE

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BONDURANT, IA - Highway 65/Hubbell Avenue NEAR 78th Avenue



Traffic Count

- 14,000 VPD drive on Highway 65 through Bondurant

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FINAL PLAT

BONDURANT INDUSTRIAL PARK

CITY OF BONDURANT, POLK COUNTY IOWA

LEGAL DESCRIPTION: WD-BK 17233 PG 655

An irregular shaped portion of the East ½ of Section 29, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa, lying South of the Southerly right-of-way line of U.S. Highway No. 65 and North of the former right-of-way of the Chicago Great Western Railroad Company all of which is described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 29, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa; thence N 00°00'34" W (bearing established on the Plat of Survey as shown in Book 10941 at Page 76 in the Office of the Polk County Recorder) along the West line of the SE ¼ of said Section 29, a distance of 1184.66 feet to the Northerly line of the former Chicago Great Western Railroad Company right-of-way and to the point of beginning; thence continuing N 00°00'34" W along the West line of the SE ¼ of said Section 29, a distance of 672.54 feet to the Southerly right-of-way line of U.S. Highway No. 65 as it is presently established; thence N 40°21'42" E along the Southerly right-of-way line of U.S. Highway No. 65, a distance of 683.41 feet; thence N 43°18'42" E along the Southerly right-of-way line of U.S. Highway No. 65 a distance of 600.73 feet; thence S 01°18'08" E, a distance of 1435.73 feet to the Northerly line of the former Chicago Great Western Railroad Company right-of-way; thence S 77°36'05" W along the Northerly line of the former Chicago Great Western Railroad Company right-of-way, a distance of 908.36 feet to the point of beginning.

ALSO KNOWN AS:
Parcel "E" of the Plat of Survey filed September 28, 2005 in Book 11311 Page 218 and recorded in book 16089 and Page 627 in the Office of the Polk County Recorder being an irregular shaped portion of the East ½ of Section 29, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa, lying South of the Southerly right-of-way line of U.S. Highway No. 65 and North of the former right-of-way of the Chicago Great Western Railroad Company, Polk County, Iowa.
(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.)

NOTE:
RECORDED DIMENSIONS PER
RECORDED PLAT OF SURVEY
BK.16089 PG. 627

LEGALLY ASSIGNED THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF IOWA.

POINT OF BEGINNING
SE COR. PARCEL "E"
Found ½" dia. Rebar
w/Orange Cap #19828

DATE: 18842

VOLEBANKS LEONELIS P.L.S. IN LIC. NO.18842 DATE: 18842

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL, NONE

UNLESS INDICATED HEREIN

Professional Seal of Leonelis Volebanks, Surveyor, Iowa, License No. 18842, expires December 31, 2019.

ELDS ENGINEERING COMPANY

Architecture | Engineering | Surveying

2223 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626, Des Moines, Iowa 50305 | P: 515 265 8196

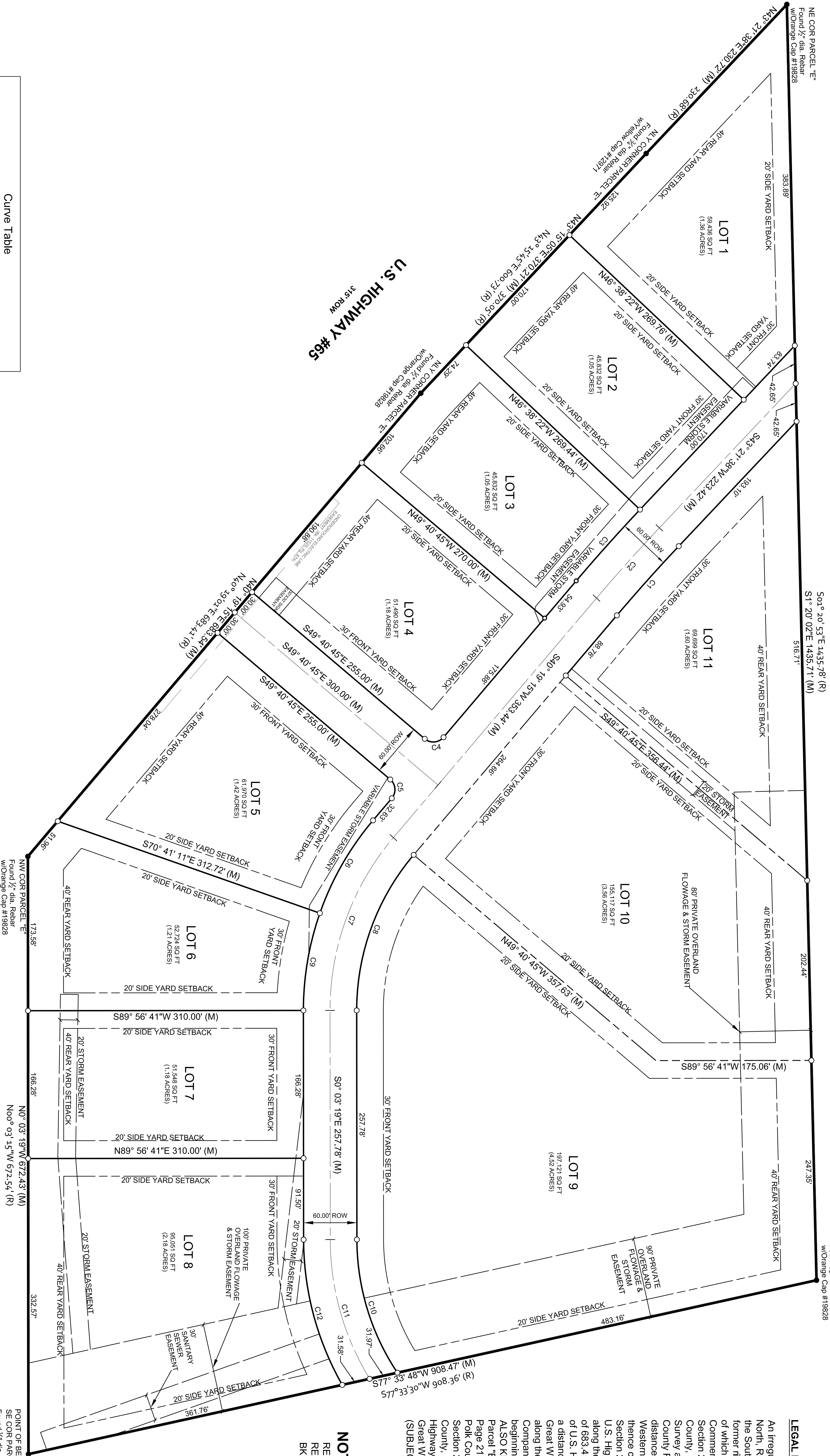
BONDURANT INDUSTRIAL PLAT

FINAL PLAT

BONDURANT, IOWA

Page 1 of 2 Lots

18-082



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	104.51'	1970.00'	S41° 50' 27"W	104.50'
C2	106.10'	2000.00'	S41° 50' 27"W	106.09'
C3	107.69'	2030.00'	S41° 50' 27"W	107.68'
C4	23.56'	15.00'	N85° 19' 15"E	21.21'
C5	23.56'	15.00'	S4° 40' 45"E	21.21'
C6	120.99'	330.00'	S29° 49' 02"W	120.32'
C7	211.41'	300.00'	S20° 07' 58"W	207.06'
C8	190.27'	270.00'	S20° 07' 58"W	186.36'
C9	111.56'	330.00'	S8° 37' 45"W	111.03'
C10	158.89'	270.00'	S3.72°	156.60'
C11	164.91'	300.00'	S15° 48' 10"E	162.84'
C12	171.06'	330.00'	S14° 54' 18"E	169.15'

Scale in Feet

1" = 60'

SYMBOLS LEGEND

+/- MORE OR LESS

SECTION CORNER

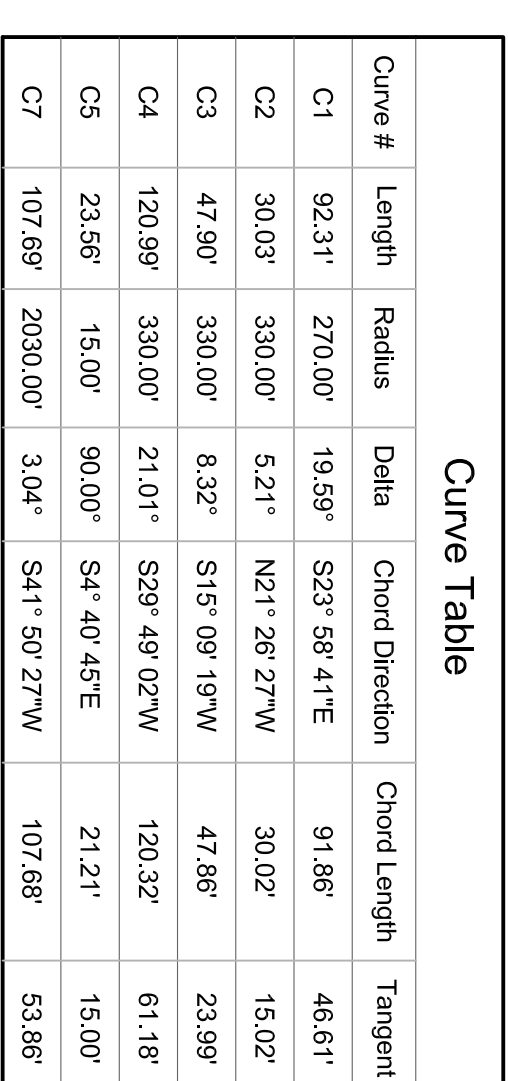
MONUMENT FOUND

FOUND IRON ROD OR PIPE

SET 1/2" IRON OR YELLOW PLASTIC CAP STAMPED #440

MEASURED PLATTED/RECORDED

**BONDURANT INDUSTRIAL PARK
CITY OF BONDURANT, POLK COUNTY IOWA**



Architecture | Engineering | Surveying

BONDURANT INDUSTRIAL PLAT

BONDURANT, IOWA

Page 2 of 2 Easements

A. BRADFIELD	↑" = 60'	5/29/2019	18-082
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