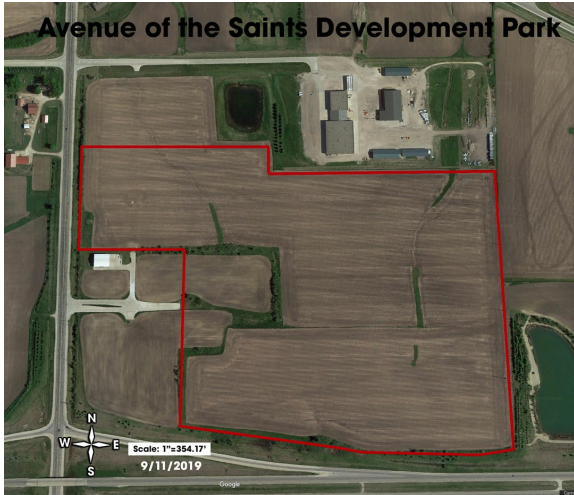# Avenue of the Saints Development Park

South Grand Avenue | Charles City, IA | US | Floyd County
Available Acres: 75.34 | **Lease Terms:** Not For Lease | **Sale Price:** $46,500

Avenue of the Saints Development Park

Zoning:	Manufacturing
Topography:	Gently sloping, rolling
Setting:	Agricultural Land
Within City Limits:	Yes
Specialty Features:	None
Sale Price:	$46,500
Sale Price Note:	$46,500/acre; $100,000/acre two frontage lots
Lease Terms:	Not For Lease
Last Updated:	Mar 31, 2021

Site Certification Information

Certified Site Status: Yes
Certified Site: [Avenue of the Saints Development Park](#)

Economic Development Contact

Timothy S. Fox, MPP, CED, EDFP, PCED
Charles City Area Development Corporation
401 North Main Street
Charles City, IA 50616-2021
(641) 228-3020 | tfox@charlescityia.com

Property and Area Description

The Avenue of the Saints Development Park is a 75.34-acre site located at the juncture of the Avenue of the Saints and South Grand Avenue, Charles City, Iowa. Location on the Avenue of the Saints renders it easily accessible to transportation and major cities. It is situated within Charles City's South Grand Tax Increment Financing District. Current Zoning is Highway Service Business District and Urban Agricultural District.

Population

	12,878	35,199	98,092
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	5,559	14,940	41,498
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: IA Hwy 27 (<1 mi.)
Nearest Interstate: I-35 (40 mi.)
Ingress/Egress Notes: South Grand Avenue is a four-lane thoroughfare immediately adjacent the site; a turning lane may be necessary should truck traffic prove extraordinarily high.
Nearest Airport: Northeast Iowa Regional Airport (6 mi.)
Nearest Commercial Airport: Mason City Municipal Airport (47 mi.)
Distance to Mass Transit: 84
Rail Served: No
Rail Served By: Unknown, None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy
Natural Gas: MidAmerican Energy
Water: City of Charles City, Iowa
Sewer: City of Charles City, Iowa
Telecommunications: WIN

Timothy S. Fox, MPP, CED, EDFP, PCED | Executive Director | Charles City Area Development Corporation
401 N MAIN ST | CHARLES CITY, IA 50616 | (641) 228-3020 | tfox@charlescityia.com