

MIDWEST LAND GROUP PRESENTS

80.33 ACRES IN

POLK COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IEDA CERTIFIED INDUSTRIAL DEVELOPMENT OPPORTUNITY ON 80.33 +/- ACRES

Hemping Helm Industrial Park presents a rare opportunity to acquire approximately 76 developable acres of industrial-zoned land in the growing community of Bondurant, Iowa. Located within the city limits and strategically positioned along the U.S. Highway 65 corridor, the property combines M-1 Limited Industrial zoning, established transportation access, substantial utility infrastructure, and the significant

advantage of having completed the Iowa Economic Development Authority (IEDA) Certified Site Program.

For industrial users, manufacturers, distributors, and developers, this site offers an attractive combination of location, infrastructure, and reduced development uncertainty in one of Central Iowa's growing communities.



IEDA CERTIFIED SITE

Hemping Helm Industrial Park has completed the IEDA Certified Site Program and has been certified as an industrial park. The certification process involves extensive due diligence and documentation related to ownership, property control, utilities, environmental conditions, zoning, transportation, and site develop-ability.

For a prospective buyer or developer, this completed due

diligence can help reduce the risks, costs, and uncertainty typically associated with evaluating an industrial development site and can potentially accelerate the timeline from acquisition to development.

Detailed certification materials and supporting due diligence documentation are available to qualified prospective buyers.

STRATEGIC CENTRAL IOWA LOCATION

The property is ideally positioned for businesses needing convenient access to major transportation corridors throughout Central Iowa and beyond.

U.S. Highway 65 runs directly adjacent to the park, providing excellent north-south connectivity. NE 72nd Street provides property access, while Interstate 80 is approximately 2.2 miles south of the property via

U.S. Highway 65, providing convenient eastbound and westbound interstate access.

The location provides industrial users with access to the greater Des Moines metropolitan area, regional workforce, suppliers, customers, and major markets throughout the Midwest.



M-1 LIMITED INDUSTRIAL ZONING

The property is zoned M-1 Limited Industrial within the City of Bondurant, providing an established zoning framework for industrial development without the need for a zoning change for industrial use.

With approximately 76 developable acres, the site offers flexibility for a variety of potential industrial applications, including manufacturing, warehousing, distribution, processing, and other permitted uses.



STRONG UTILITY INFRASTRUCTURE

One of the property's most significant advantages is its overall utility profile. Electric, natural gas, water, and wastewater infrastructure are all located on or near the property, providing a defined path toward future industrial development.

Electric: MidAmerican Energy Company provides electric service, with 13.2 kV three-phase distribution infrastructure located adjacent to the property. Existing primary distribution has identified capacity to serve approximately 2.5 MW, with no distribution infrastructure upgrades anticipated to serve that level of demand. A 345 kV transmission line is located less than one mile from the property.

Natural Gas: Natural gas service is provided by MidAmerican Energy Company, with Northern Natural Gas transmission infrastructure. An existing 4-inch, 60 psig main is located approximately 2,000 feet from the property, while two parallel Northern Natural Gas transmission mains run through the center of the property. Approximately 7,500 MCF per month of

capacity is expected to be available following planned distribution improvements.

Water: The City of Bondurant provides water service, with an existing 12-inch water main located immediately adjacent to the property's southeastern boundary. The line has a total capacity of approximately 1 MGD, and no infrastructure upgrades are anticipated to serve up to 150,000 gallons per day.

Wastewater: A 36-inch gravity sewer main is located approximately 700 feet east of the property's northeastern corner. Planned improvements would extend a new gravity sewer line westward along the northern boundary of the property. Following the planned improvements, more than 1 MGD of excess capacity is expected to be available. Wastewater treatment is provided through the Des Moines Metropolitan WRA system.

The proximity and availability of these utilities provide prospective users with a well-documented infrastructure platform and a defined path toward development.



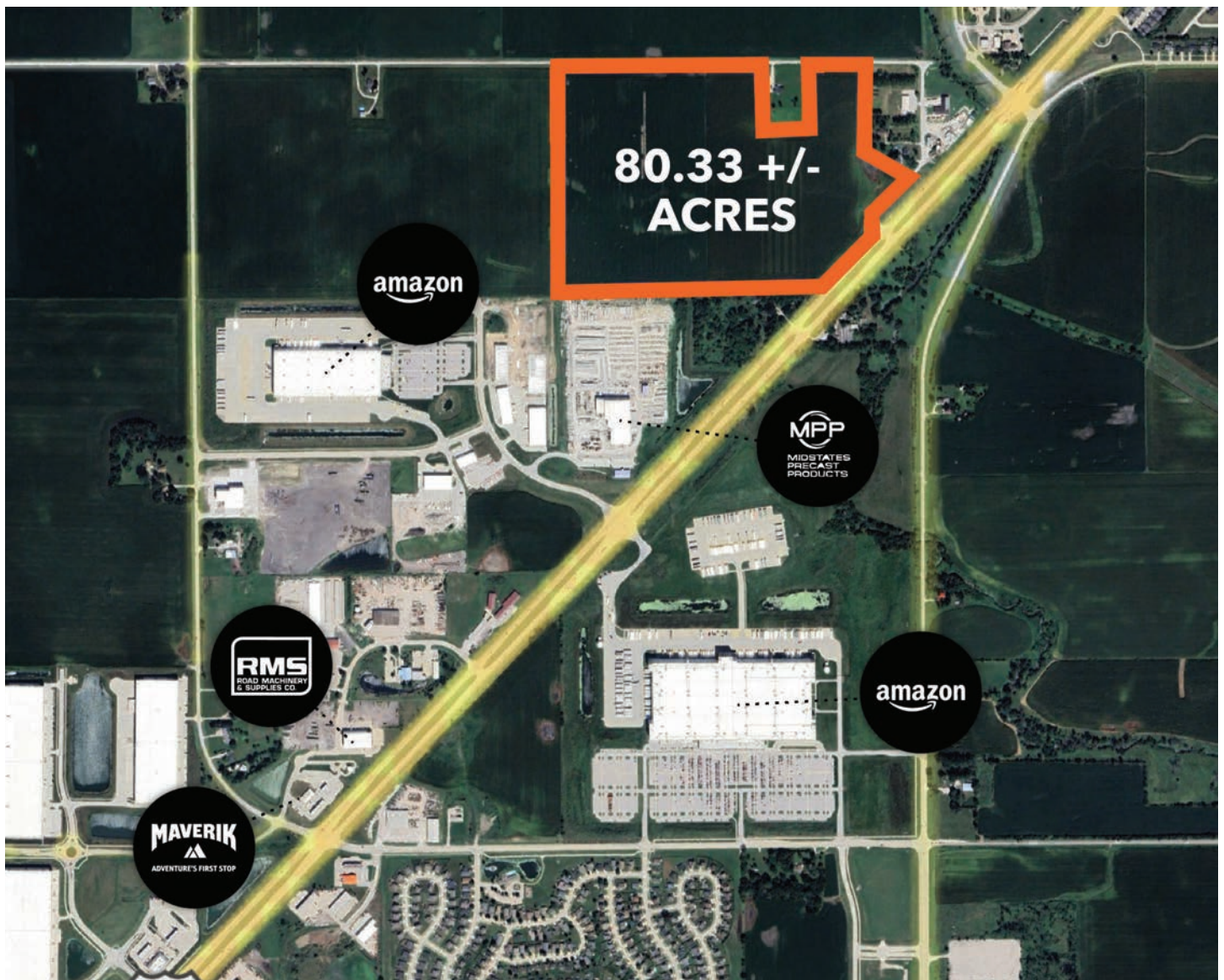
BONDURANT — A GROWING CENTRAL IOWA COMMUNITY

Hemping Helm Industrial Park is located in Bondurant, Iowa, a growing community within the Des Moines metropolitan area. Bondurant's location along the U.S. Highway 65 corridor, proximity to Interstate 80, and connection to the broader Des Moines metro make it an attractive location for businesses seeking access to Central Iowa's transportation network and workforce while maintaining the advantages of a growing community.

For an industrial user or developer, Hemping Helm

Industrial Park offers something increasingly difficult to find: a substantial tract of developable industrial land with established zoning, major transportation access, nearby utility infrastructure, and IEDA Certified Site status.

Whether the opportunity is suited for a regional manufacturing operation, warehouse and distribution facility, processing operation, or future industrial development, Hemping Helm Industrial Park provides a strong foundation for growth in the Central Iowa market.



PROPERTY FEATURES

COUNTY: **POLK** | STATE: **IOWA** | ACRES: **80.33**

- 80.33 +/- total acres
- Approximately 76 +/- developable acres
- IEDA-certified industrial site
- Located within the city of Bondurant, Iowa
- M-1 limited industrial zoning
- No zoning change required for industrial use
- U.S. Highway 65 directly adjacent to the property
- Approximately 2.2 miles to I-80
- Convenient eastbound and westbound interstate access
- 2.5 MW identified electric capacity
- 13.2 kV three-phase electric distribution adjacent to property
- 345 kV transmission less than one mile away
- Two Northern Natural Gas transmission mains cross the property
- Approximately 7,500 MCF/month expected natural gas capacity following upgrades
- 12-inch water main adjacent to the property
- No water infrastructure upgrades anticipated to serve 150,000 GPD
- 36-inch gravity sewer main approximately 700 feet from the property
- More than 1 MGD of wastewater capacity expected following improvements
- Extensive environmental and site due diligence completed
- No identified environmental concerns, jurisdictional wetlands, cultural resources, or threatened/endangered species habitat
- Excellent opportunity for manufacturing, distribution, warehousing, processing, and other permitted industrial uses
- Located in a growing Central Iowa community with convenient access to the Des Moines metro
- Detailed IEDA certification materials, utility information, and supporting due diligence documentation are available to qualified prospective buyers upon request.



ADDITIONAL PHOTOS



IOWA CERTIFIED SITE



AERIAL MAP



Boundary Center: 41° 41' 10.29, -93° 28' 10.59

0ft 1215ft 2429ft



Maps Provided By:



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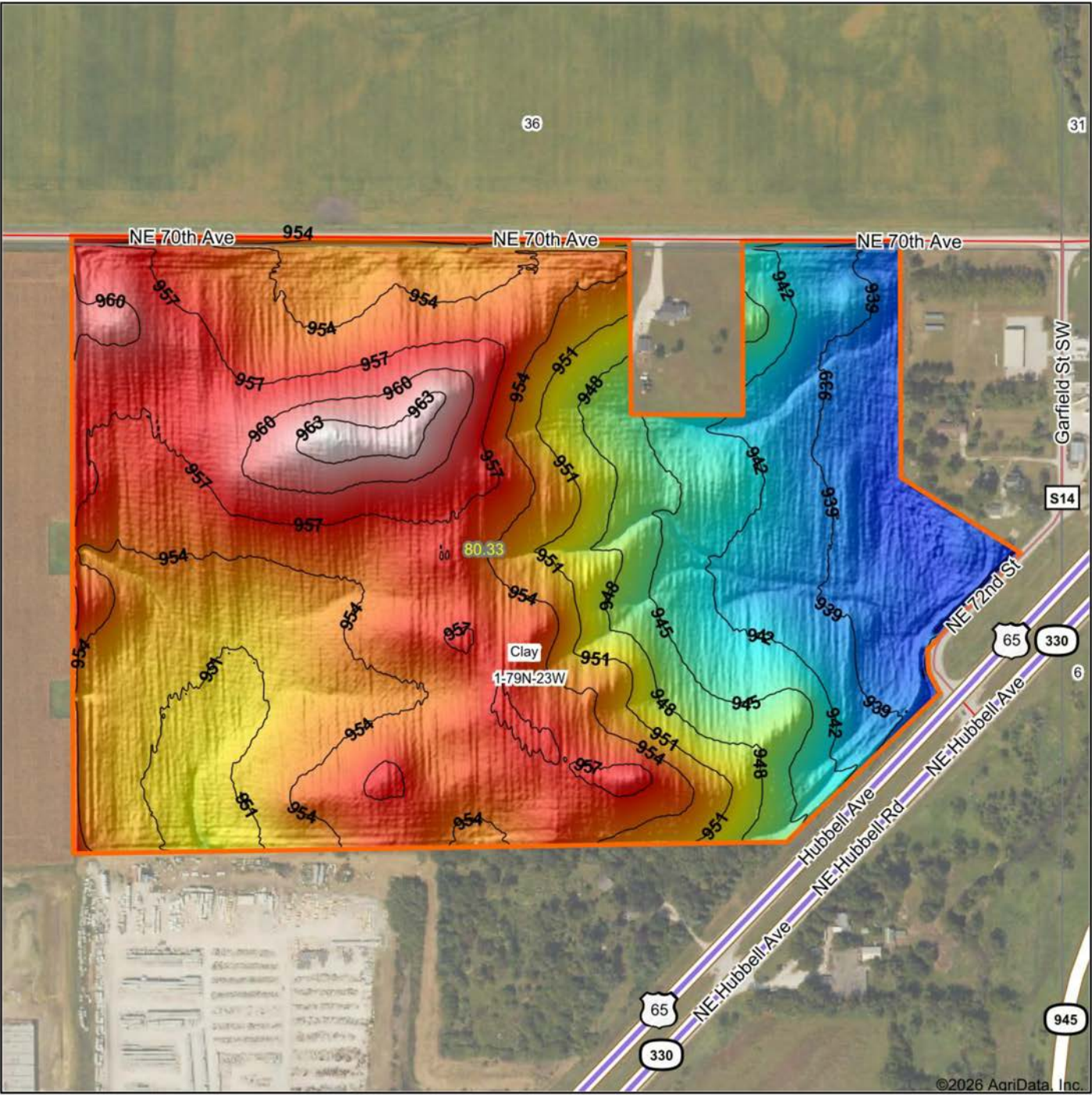
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1-79N-23W
Polk County
Iowa



9/8/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 935.2

Max: 964.7

Range: 29.5

Average: 951.0

Standard Deviation: 6.82 ft

0ft 415ft 830ft

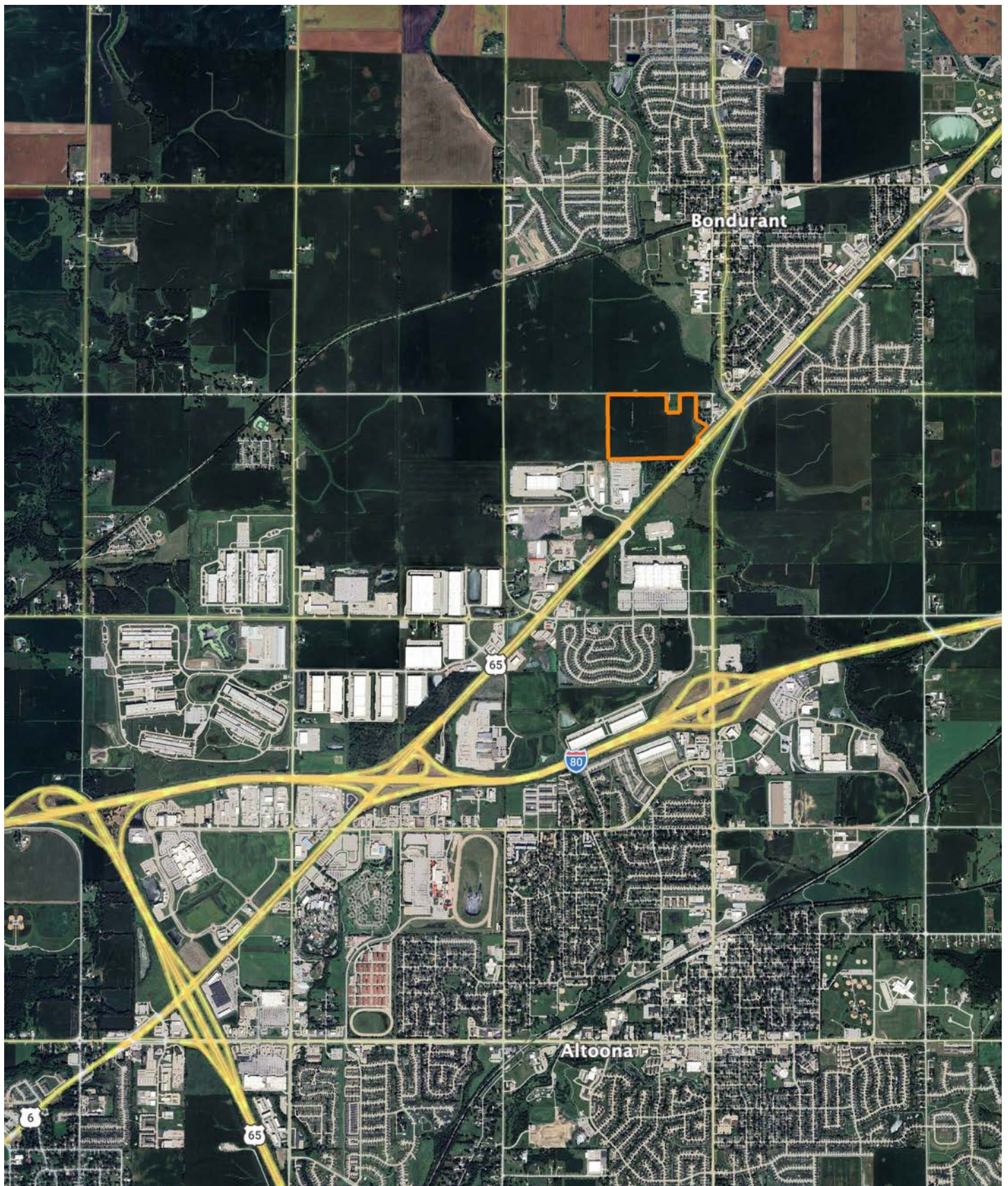


9/8/2026

1-79N-23W
Polk County
Iowa

Boundary Center: 41° 41' 10.29, -93° 28' 10.59

OVERVIEW MAP



AGENT CONTACT

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
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