

STORY COUNTY, IOWA

11.67 SURVEYED ACRES

HOLUB GREENHOUSES, INC.

Est. 1926



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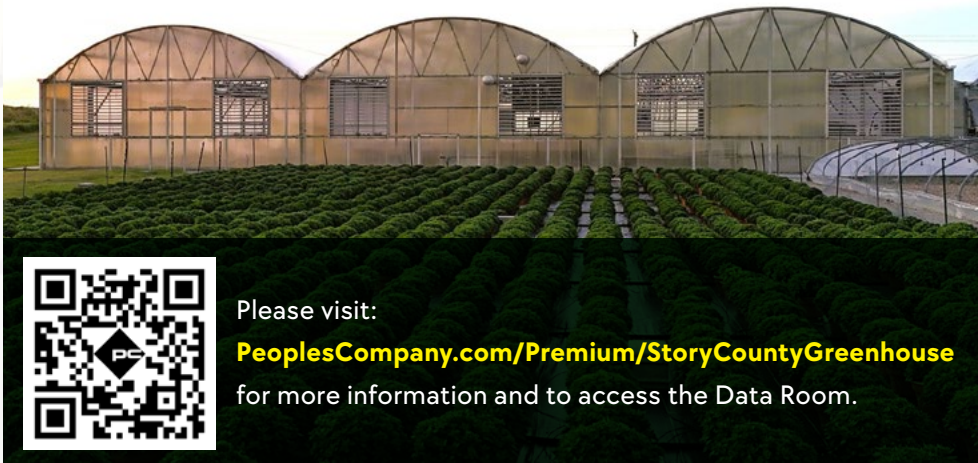
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EXECUTIVE SUMMARY

Positioned in the heart of central Iowa, this 11.67-surveyed-acre, currently operating commercial greenhouse offers a unique opportunity for growers, retailers, and agricultural entrepreneurs. Located in Story County, just minutes from Ames and within an easy drive of the Des Moines metro, the property benefits from excellent regional access to major markets, transportation routes, and agricultural supply networks.

Family owned and operated at this location since October 23, 1979, the facility is fully equipped for year-round production, featuring climate-controlled growing spaces, automated irrigation systems, and supporting infrastructure for a variety of crops, flowers, or specialty plants in USDA Zone 5 conditions. Ample work areas, storage space, and convenient loading access make operations efficient, while the surrounding community offers a strong agricultural base and consistent customer demand contributing to strong annual sales and a stable customer return basis.

Whether you're looking to expand an existing business or launch a new venture, this Central Iowa greenhouse provides the prime location, infrastructure, and market reach to support your goals.



Please visit:

PeoplesCompany.com/Premium/StoryCountyGreenhouse
for more information and to access the Data Room.



REGIONAL LOCATION

Holub Greenhouses, Inc. is conveniently located in Story County, just off Interstate 35 near Ames, within the growing east commercial corridor, in the heart of central Iowa. The region around Ames, Iowa, is one of the Midwest's most vibrant agricultural hubs, known for its fertile prairie soils, strong research presence, and access to abundant water resources. Supported by Iowa State University's world-renowned College of Agriculture and Life Sciences, the area fosters innovation in horticulture, crop science, and sustainable farming practices. Ames offers an agriculture-friendly environment with excellent access to transportation networks, regional suppliers, and a wide range of marketing options throughout central Iowa, including nearby communities such as Des Moines, Ankeny, and Boone.



METRO AREA	DISTANCE (MILES)	APPROX. DRIVE TIME
Ankeny, Iowa	20	25 minutes
Des Moines, Iowa	30	35 minutes
Cedar Rapids, Iowa	115	2 hours
Iowa City, Iowa	125	2.25 hours
Omaha, Nebraska	165	2.75 hours
Minneapolis-St. Paul, Minnesota	200	3 hours
Kansas City, Missouri	210	3.25 hours
Chicago, Illinois	330	5 hours



**** According to the most recent Iowa DOT traffic study, there are between 840 -1,090 vehicles that pass by this property per day.**

FACILITIES & IMPROVEMENTS

Holub Greenhouses, Inc. in Ames, Iowa, is a proven large-scale horticultural facility, located on 11.67 surveyed acres, 1.25 miles directly east of Interstate 35 (Exit 113). Designed for efficient year-round production with over 94,300 sq. ft. of greenhouse space and nearly 6,900 sq. ft. of warehouse and storage space, the property features expansive gutter-connected greenhouses equipped with automated climate control, supplemental lighting, and overhead irrigation systems to maximize yields and product consistency. Dedicated growing areas accommodate a wide variety of crops, including bedding plants, hanging baskets, vegetables, and seasonal ornamentals.

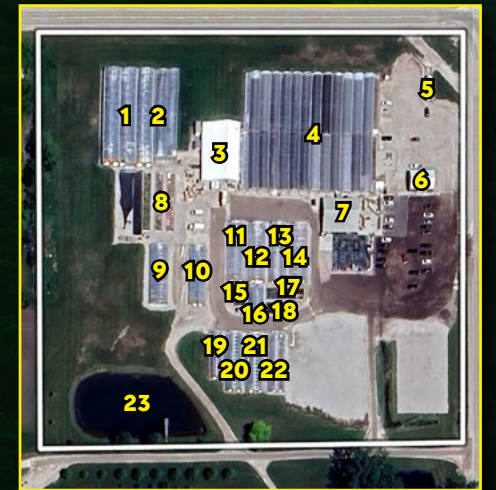
The property supports full-cycle greenhouse operations with extensive infrastructure, including a climate-controlled and heated germination room, misting systems, and automated potting equipment. A highlight of the operation is the integrated 3,136 sq. ft. retail garden center, offering the unique advantage of direct-to-consumer sales while complementing wholesale distribution.

Environmental and utility systems are well established, featuring fertilization controls, drip irrigation, and energy-efficient heating solutions designed to lower costs and meet environmental compliance standards. Logistics are streamlined with dedicated loading areas, storage facilities, and excellent access to major transportation routes, positioning the property to serve regional markets with ease.

Holub Greenhouse, Inc., represents a rare opportunity to acquire a well-known, meticulously maintained, and established horticultural facility in an agriculture-friendly region with strong demand for greenhouse products.



BUILDING	DESCRIPTION	SIZE (SQFT)	YEAR BUILT
1	Greenhouse	12,636	2007
2	Greenhouse	5,274	1986
3	Shed/Warehouse	5,934	1980s, 2007
4	Greenhouse	42,232	1980s
5	Propane Tank	17,000 gallon	N/A
6	Utility Shed	960	1980s
7	Retail Shop	3,136	1989
8	Cold Frames	3,312	1999
9	Greenhouse	2,880	2021
10	Greenhouse	2,474	1982
11	Greenhouse	2,928	1982
12	Greenhouse	2,928	1982
13	Greenhouse	2,928	1982
14	Greenhouse	2,928	1982
15	Greenhouse	450	1985
16	Greenhouse	1,248	1985
17	Greenhouse	1,088	1985
18	Greenhouse	592	1985
19	Greenhouse	1,578	1982
20	Greenhouse	2,943	1982
21	Greenhouse	2,943	1982
22	Greenhouse	2,943	1982
23	Pond	0.40 Acres	N/A



Each greenhouse is designed for efficiency with propane Modine heaters, drip irrigation, and ventilation fans, all protected by a durable double-inflated 6 mil polyethylene (PE) film covering.

BUILDINGS & SERVICES

ZONING	COMMERCIAL/LIGHT INDUSTRIAL
Water	Ames Public Works
Three-Phase Electric	Alliant Energy
Sewer	Septic
Internet & Telephone	Avia



"MIDWEST VALUES, SMALL-TOWN SERVICE"

All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives.

LEGACY & HERITAGE

In addition to the nearly century-old family business that started on the back porch in Oskaloosa, Iowa, Holub Greenhouses, Inc. has continually been recognized for:

- Longstanding supporter of the Ames community of donating plants and materials to schools, churches, and nonprofits for nearly four decades.
- Contributing to local beautification projects, including public gardens and seasonal plantings.
- Partnering in community fundraisers and events that support youth, education, and civic initiatives, and
- Hosting educational tours and hands-on programs for students, fostering agricultural awareness.



Thanks for the flowers

Gov. Terry Branstad, Mike Holub and his son, John, tour one of the greenhouses at Holub's Garden and Greenhouse in Ames Thursday. Branstad made the visit to Holub's to present an award of appreciation to Mike Holub after he donated plants to the Iowa State Capitol grounds.

Daily Tribune/DOLG SMITH



CONTRIBUTED PHOTO

Mike and Diane Holub, owners of Holub Garden Center and Greenhouses, and their children, John and Laura, presented a poinsettia to Gov. Terry Branstad on behalf of the Society of Iowa Florists and Growers. Mike Holub serves on the board of directors of the floral society. In 1996, Iowa greenhouse growers produced over 915,000 poinsettias with sales over \$4 million.



A12 • The Daily Tribune's BUSINESS TIMES TUESDAY, SEPTEMBER 2, 1997

DONATION



Joe Stevens, left, director of the Ames Parks and Recreation Department, presents a certificate of appreciation to Mike Holub, owner of Holub Garden & Greenhouses to recognize the contributions he made

to flower plantings around Ames this summer. Some 15,000 plants were donated. The presentation took place near one of the plantings at Carl's Pool.



EQUIPMENT & DATA ROOM

A full line of immaculate and flawlessly maintained greenhouse equipment, vehicles, trailers, tools, and operational supplies are available for purchase alongside the real estate, providing investors with a seamless, turn-key opportunity. Items include automated equipment, transplant benches, irrigation systems, climate control equipment, carts, and seasonal retail fixtures. Even maintenance parts and day-to-day supplies can be included, ensuring a smooth handoff with minimal additional investment required. Please contact the listing agents for permission to access the Data Room for additional business information and a complete equipment and inventory list.



MARKETING VIDEO



Peoples Company is proud to present a rare and exceptional opportunity to acquire a turn-key industrial greenhouse located in Story County, Iowa situated on 11.67± total acres. Please scan the QR code to view the full marketing video of this greenhouse complex.



Property Tours – By appointment only. For more information, please contact
Brandon Bergquist | 515.509.5912 | Brandon@PeoplesCompany.com
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