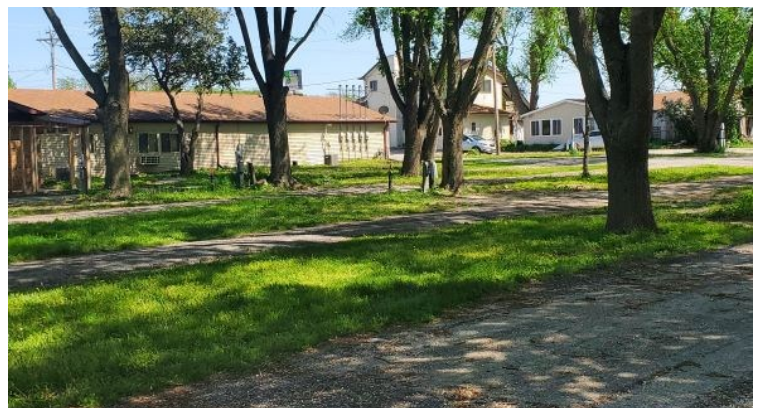




2007 US HWY 59
Shenandoah, IA 51601

Property Description

Located at the **SE corner of US Hwy 59 & Airport Rd in Shenandoah**, this high-visibility property presents an exceptional **redevelopment opportunity** directly along one of the area’s most heavily traveled corridors. Currently operating as a motel and campground, the true value lies in the **land, location, and exposure**. With immediate access and frontage on **US Highway 59**, the site is ideally positioned for a **major retailer, truck stop, travel center, or highway-oriented commercial use**. The constant traffic flow, ease of ingress/egress, and visibility to passing motorists make this an ideal destination site for a national or regional operator seeking to capture highway demand. The property offers **ample acreage and flexible layout**, allowing for reconfiguration to accommodate fuel stations, convenience retail, food service, parking, and ancillary uses. This stretch of highway serves both local and long-distance traffic, creating a rare opportunity to develop a destination that meets the needs of commuters, travelers, and commercial drivers alike. Whether envisioned as a **modern truck stop**, branded travel plaza, or another high-traffic retail concept, this site delivers the fundamentals developers look for: **location, access, visibility, and scale**. Endless potential exists to transform this property into a flagship highway retail destination.



Offering Summary

Sale Price	\$690,000
Year Built	1940
Year Renovated	1980
Lot Size	3.75
Zoning	C- Commercial

Listed By:

Mike Blackmon

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

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CURRENT PROPERTY DETAILS

For Sale: \$690,000

2007 US HWY 59

Shenandoah, IA 51601

Property Details

Property Type	Land
Zoning	C- Commercial
Lot Size	3.75 AC
Traffic Count	2,684
Cross Streets	Airport Rd & US 59
Property Taxes	\$2,222.00

Parking & Transportation

Parking Type	Surface
Parking Spaces	15+

Utilities & Amenities

Central HVAC	Yes
Restrooms	8 / 2 Sink Kitchens

Utilities for Re-Development	Infra structure all in place for Re-Development
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Location Information

Building Name	59er Motel & Campground
Street Address	2007 S US HWY 59
City, State, Zip	Shenandoah, IA 51601
County/Township	Fremont

Building Information

Building Size	4,112 SF
Building Class	C
Number of Floors	1
Year Built	1940
Year Renovated	1980

Camp Ground

25 Spaces
City Sewer
Electric to Each Space
Cable Available From Media Comm
Zoning and Code Jurisdiction: Fremont Country Iowa
No License Required

Demographics

Proximity:	3 Mile	5 Miles	10 Miles
Total Population:	5,057	5,356	7,738
Households	2,258	2,383	3,458
HH Income	\$62,317	\$63,260	\$64,254

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REDEVELOPMENT TRANSFORMATION POSSIBILITY

For Sale: \$690,000

2007 US HWY 59

Shenandoah, IA 51601

BEFORE



AFTER

AI Generated Rendering



BEFORE



AFTER

AI Generated Rendering



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RETAILER AERIAL

For Sale: \$690,000

2007 US HWY 59
Shenandoah, IA 51601

Retailers

H&R Block	Lloyd Distribution Center	Pella
Chevrolet	U-Haul	Department of Veteran Affairs
Walmart	Floors To Go	SWI World Travel & Tours
O'Reilly Auto Parts	Subway	Pizza Hut
McDonald's	Hy-Vee	Fareway



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PLOT AERIAL

For Sale: \$690,000

2007 US HWY 59

Shenandoah, IA 51601

- -3.75 Acre Re-Development Opportunity
 - Primary, Lighted Intersection
- SE corner of US Hwy 59 & Airport Rd Shenandoah, IA



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MAP AERIAL

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PHOTOS

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