

# Indianola Land

2506 N Jefferson Way  
Indianola, IA 50125  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Property Overview

Exceptional opportunity to acquire 2.14 acres of strategically located land in the growing Indianola market. Positioned just minutes from downtown and with direct access to major transportation routes, this flat, build-ready parcel offers excellent potential for commercial, residential, or mixed-use development. Utilities are available at or near the site, and the surrounding area is experiencing steady growth driven by proximity to Des Moines.

### Lot Size

+ 2.14 Acres (93,218 SF)

### Pricing

+ \$3.50/SF or \$326,264

## Site Features

- + Easy access to Highway 65/69 and Interstate 35
- + High-speed internet and fiber optic services available in the area.
- + Future Land Use: Community Mixed Use and Regional Mixed Use
- + Indianola is home to Simpson College, a vibrant downtown, and a growing population.
- + Close to parks, schools, and recreational amenities, including Lake Ahquabi State Park.



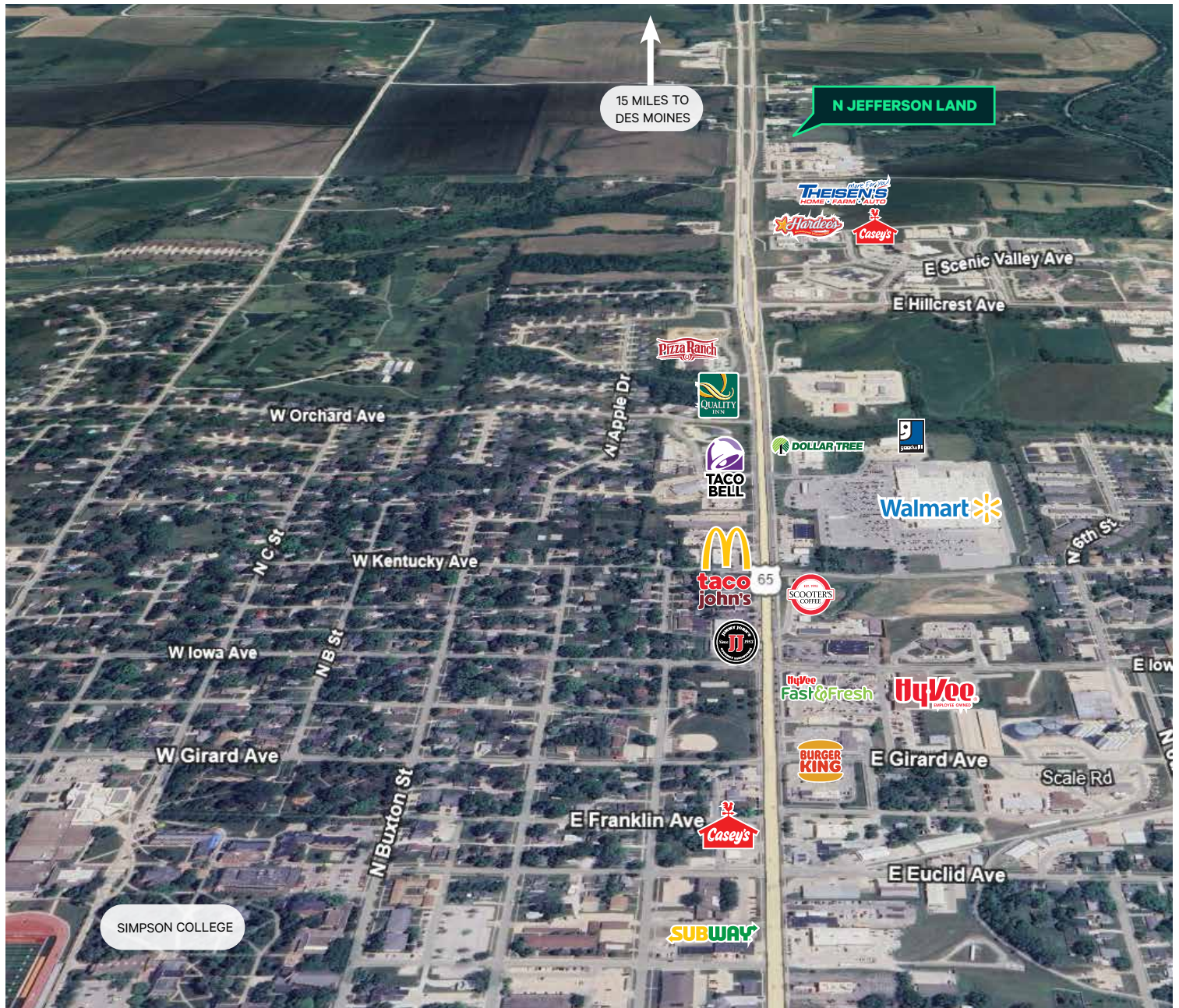


## Indianola Land

2506 N Jefferson Way | Indianola, IA 50125

For Sale

# Location



## Contact Us

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