



**ANGIE TESSAU**, CCIM, SIOR  
AngieT@KnappLC.com  
515.707.6889  
Licensed in IA

**KOREY BIRKENHOLTZ**  
Korey@KnappLC.com  
515.480.6596  
Licensed in IA



# *welcome* TO BRIDGEVIEW

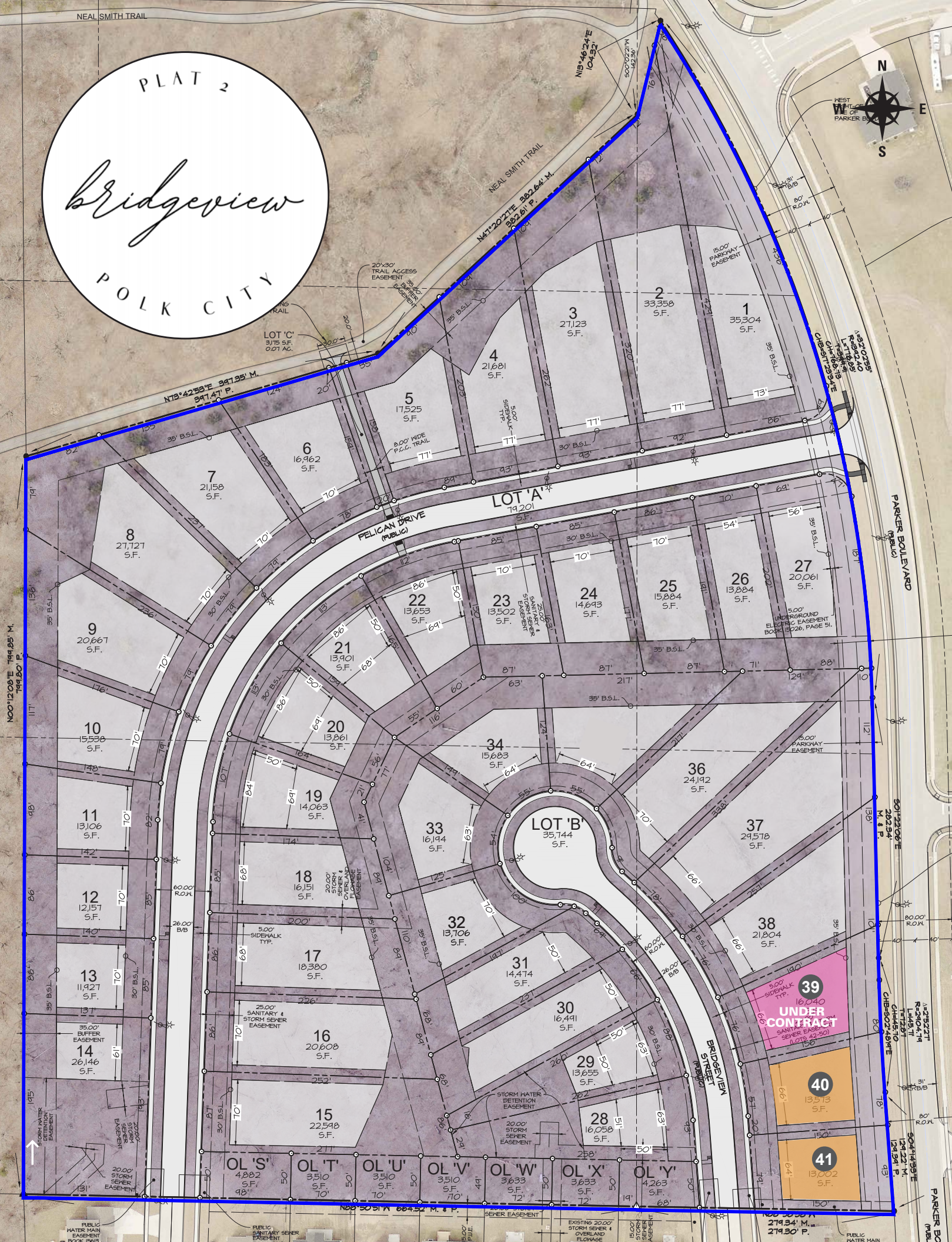
---

Polk City, Iowa

*Bridgeview is a picturesque residential development nestled in a serene wooded setting adjacent to the pristine Saylorville Reservoir. This community features a diverse selection of lot sizes & configurations, including spacious, wooded cul-de-sac lots located west of Parker Boulevard & north of Highway 415. Bridgeview offers the convenience of being within walking distance of key local amenities while remaining close to popular attractions in the Polk City area.*





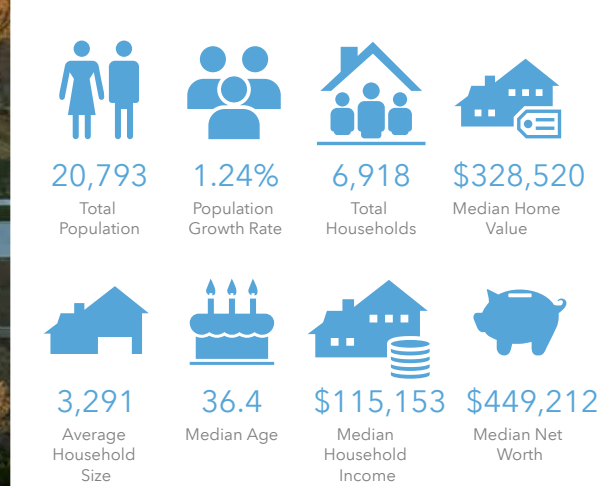
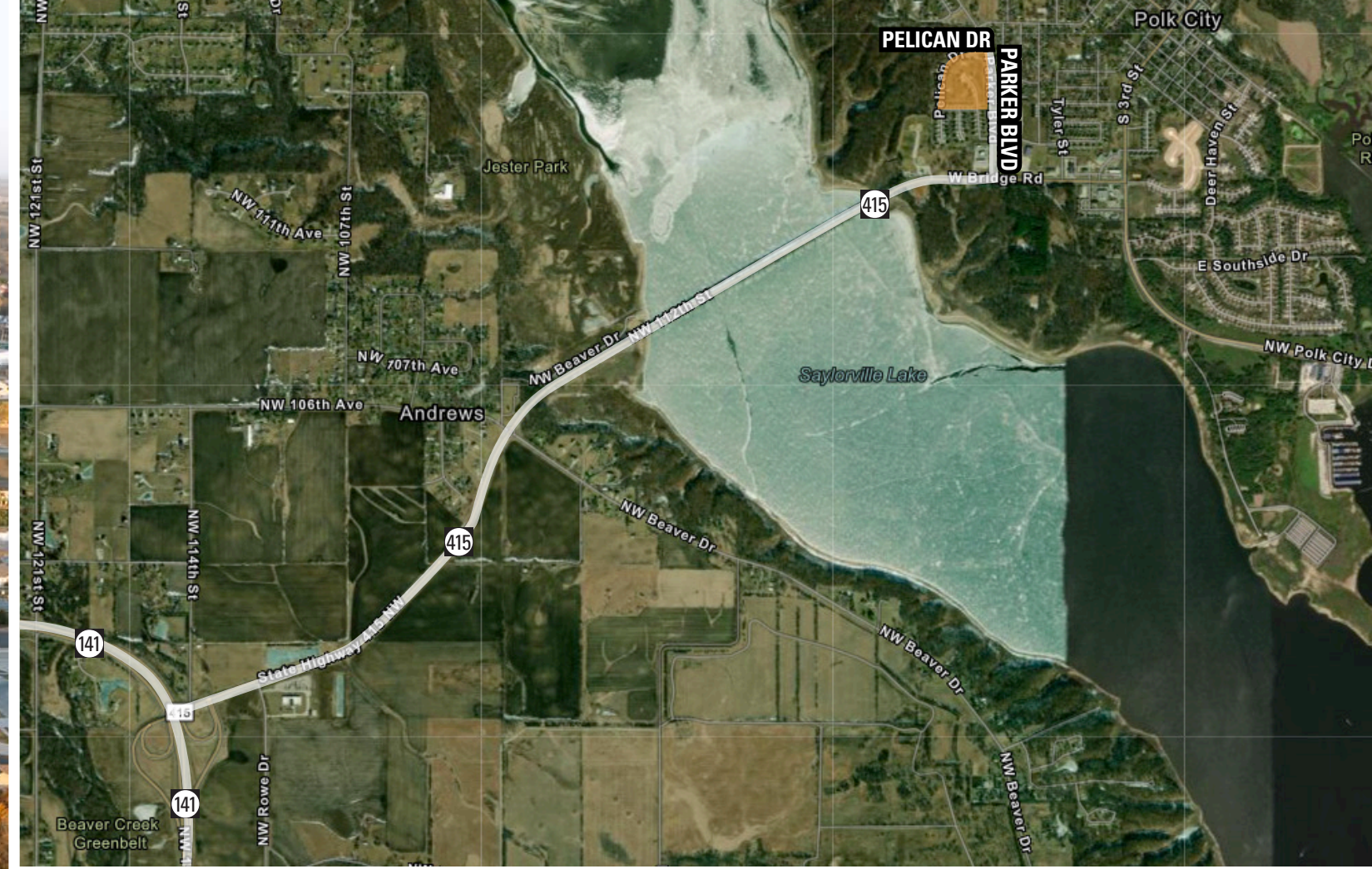


## BRIDGEVIEW AVAILABILITY

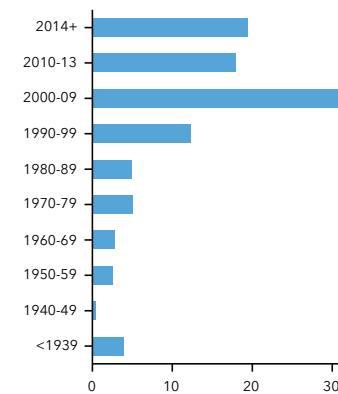
LOT	STREET ADDRESS	DETAIL	LOT PRICE	ACRES
39	807 Bridgeview Street	standard	<b>UNDER CONTRACT</b>	0.37
40	813 Bridgeview Street	standard	\$90,000	0.31
41	817 Bridgeview Street	standard	\$90,000	0.30



# WHY YOU'LL *Love* LIVING HERE



Housing: Year Built



- Potential discount on multiple lot purchase. Contact agents for more info
- Scenic wooded lots, including large cul-de-sac options
- Adjacent to the pristine, undeveloped Saylorville Reservoir
- Walking distance to North Polk Elementary School
- Close to the Polk City Library and Leonard Park
- Direct access to the Neal Smith Trail for biking and walking
- Conveniently located near Highway 415 for easy commuting
- Quick access to Saylorville Lake for boating, fishing, and outdoor recreation
- Minutes from Big Creek State Park with picnic areas, trails, and a beach
- Easy drive to TCI Golf Course for golf enthusiasts
- Proximity to local dining, shopping & events in downtown Polk City
- Convenient access to Des Moines metro attractions and amenities







**ANGIE TESSAU**, CCIM, SIOR  
angiet@knapplc.com  
515.707.6889



**KOREY BIRKENHOLTZ**  
korey@knapplc.com  
515.480.6596

Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.

**K N A P P**  
P R O P E R T I E S