

20 +/- Acres Prime Land

Richard Downing Avenue
Council Bluffs, Iowa 51501

LAND FOR
SALE
\$5.50 PSFT



CONTACT INFORMATION

John H Jerkovich

712.388.2212—Direct

402.681.4812—Mobile

712.325.0445—Main

jhj@heartlandproperties.com

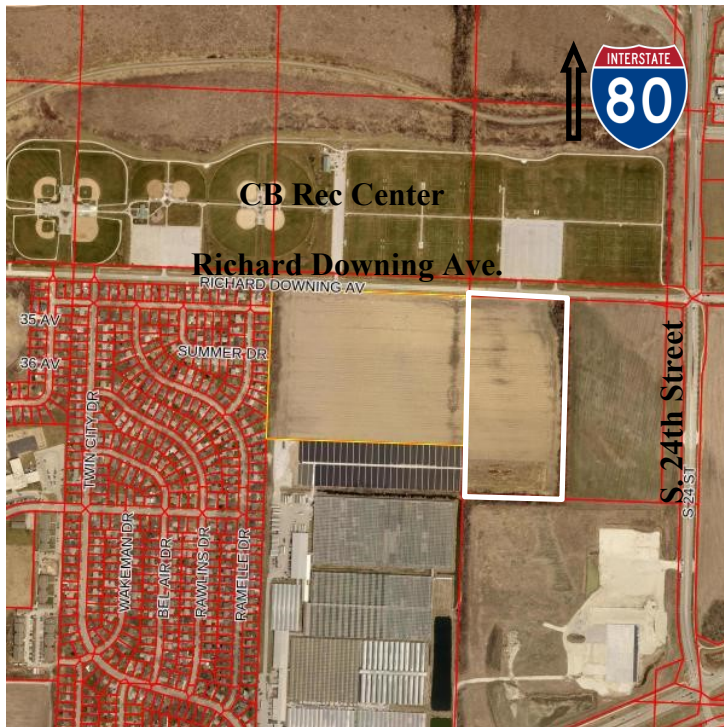
www.heartlandproperties.com

LOCATION DESCRIPTION

On the West side of Richard Downing Avenue just south of Exit 1-B (S. 24th Street) off the I-80/I-29 interchange. Directly across the street from CB Rec Center at 2900 Richard Downing Avenue.

Site Data

Sale Price:	\$4,791,594.50 (\$239,579.73 per acre) \$5.50 PSFT
Total Site Area:	871,199 sq ft / 20 Acres +/-
Zoning:	A-2
Street Frontage:	1086' on Richard Downing Ave
2024 Taxes:	\$486
Traffic Counts:	8,200 24th Street & Richard Downing 75,900 I-80 & I-29



PROPERTY DESCRIPTION

- Potential development ground—
Subject to zoning change
- Level, Cleared Open
- Close to Utilities
- Strong Traffic Counts
- Dynamite area abutting Amazon warehouse facility, National Medical facility, & next to a major Retail area.
- Great apartment ground

Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.



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PROPERTIES, INC.**

535 West Broadway, Suite 100
Council Bluffs, Iowa 51503