

7.19 Acres +/-

Lying on the East Side of Harry Langdon Boulevard
Council Bluffs, Iowa

Development
Ground For Sale



CONTACT INFORMATION

John H. Jerkovich

712.388.2212 Direct

402.681.4812 Mobile

jhj@heartlandproperties.com

(712) 325-0445

www.heartlandproperties.com

LOCATION/PROPERTY DESCRIPTION

PREMIER LOCATION for future development with westward views! Adjoins Highclere Townhomes, a 28-lot development with all lots and homes sold. Close proximity to Metro Crossing, a newer outdoor shopping center; Iowa School for the Deaf and Lewis Central campus', Mall of the Bluffs, grocers and many other retailers.

Two points of Interstate access within minutes, I-80 and I-29.

Approximately 5 of the 7.19 acres is flat and the remaining is hill/bluff.

Situated within the Council Bluffs public school district. Longfellow Elementary, Kirn Middle School and Abraham Lincoln High School.

Site Data

Sale Price:	\$475,000.00
Total Site Area:	313,196 Sq Ft / 7.19 Acres +/-
Zoning:	Low Density Multi-Family(R-3)
Water:	City Available
Sewer:	City Available
Utilities:	Gas, Electric, Telephone
Topography:	Cleared/Open
Frontage:	1,111'
2017 Taxes:	\$1558.00



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.

