

Boulder Brook Ct. Dubuque, Iowa

Development Opportunity

Google Earth Image
*2023 IA DOT



- Prime location
- Highly visible sites along Highway 20
- Over 21,000 vehicles driving by daily (IADOT 2021)
- Excellent exposure
- Street improved with city water, sanitary sewer, and other utilities
- C-3 zoning permits office, medical, retail, and more



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6501 Boulder Brook Ct. Dubuque, Iowa

Development Opportunity



2.93 Acres, \$600,000

- Located in Dubuque's newest west end business hub
- Growing residential, commercial, and retail landscape
- Prominently located near Barrington Lake and English Ridge Subdivisions
- Approximately 12,000 residents in a 6-mile radius
- One mile from Dubuque's Industrial Center with an extensive workforce



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South Boulder Brook Ct. Dubuque, Iowa

Development Opportunity



4.75 Acres, \$200,000



REALTOR®, Licensed in Iowa

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