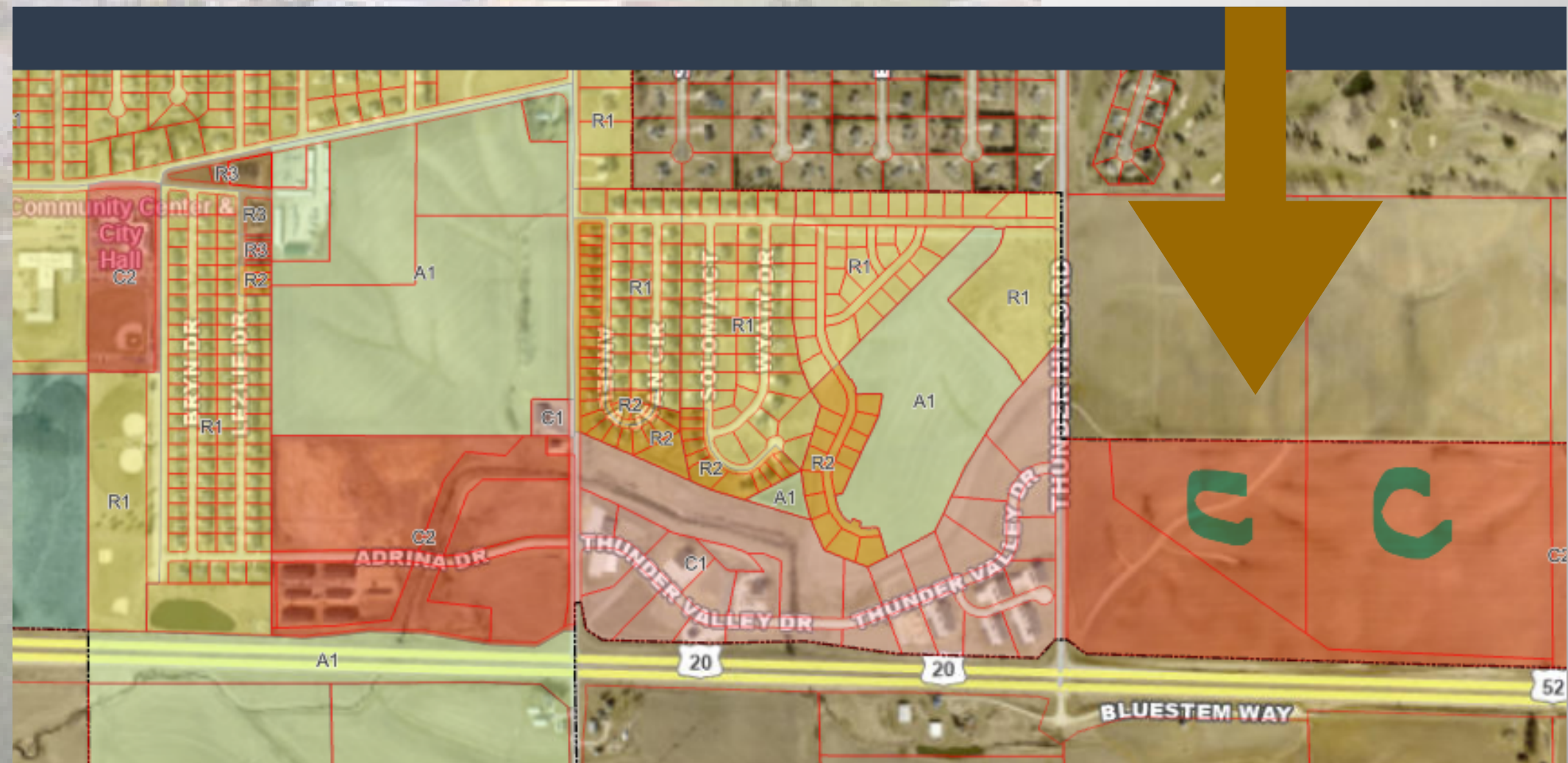


HIGHWAY 20 & THUNDER HILLS ROAD

50 ACRES | Potential C-2 COMMERCIAL OPPORTUNITY



50.15 ACRE SITE OVERVIEW

- 19,000 Vehicles Per Day
- Major Highway 20 corridor
- Regional connectivity
- High visibility exposure
- Strong commuter + commercial traffic

14-11-351-001 : 15.93 Acres & 14-11-376-001 : 34.22 Acres

Why this site wins

Highway frontage
Potential C-2 zoning
Growth corridor

Workforce access
Logistics access
50-acre scalability



This property can potentially be zoned C-2 General Commercial, allowing for a wide range of high-demand uses—making it highly attractive to developers, investors, and national users.

Retail & Commercial

- General retail sales
- Restaurants (with or without drive-thru)
- Financial institutions
- Equipment & vehicle sales

Hospitality & Entertainment

- Hotels
- Event centers
- Indoor/outdoor recreation
- Theater / entertainment venues

Automotive & Service

- Gas stations
- Car wash
- Vehicle service & repair

Industrial / Flex / Storage

- Construction shops
- Mini storage
- Commercial greenhouse

Medical & Professional

- Medical clinics
- Professional offices
- Research facilities



POTENTIAL C2 ZONING FLEXIBILITY





PEOSTA

