

## 35.94 Acres M/L 192nd Street

Lying on the East side of 192nd Street  
Council Bluffs, Iowa

Land  
For Sale

# I-1 Industrial Ground — Engineered, Elevated, and Access-Ready (Pottawattamie County)

I-1 Industrial Ground — Engineered, Elevated, and Access-Ready (Pottawattamie County) Prime I-1 industrial land positioned for development within Pottawattamie County zoning jurisdiction. The site has been engineered, fill has been imported and is built up out of the floodplain. Stormwater infrastructure is in place with four (4) constructed retention ponds. Access has been thoughtfully designed: four (4) entrances have received approvals, and a paved road reaches the property's north entrance. Plans are progressing for a paved frontage road and future sanitary sewer service in the area, enhancing the property's long-term utility. Excellent regional connectivity with near-immediate access to I-80/I-29 and convenient proximity to Metro Crossing and the greater Omaha-Council Bluffs metro.

### Highlights

- Zoning: I-1 Industrial (Pottawattamie County)
- Floodplain mitigation: Dirt imported; site elevated out of floodplain (as represented)
- Stormwater: Four constructed retention ponds
- Access: Four approved entrances; paved road to the north entrance
- Area improvements: Planned paved frontage road and sanitary sewer in the near future (timing subject to authorities)
- Location: Quick connection to I-80/I-29; near Metro Crossing, services, and freight corridors
- Jurisdiction: Pottawattamie County zoning and permitting
- Can potentially be divided into four separate parcels of approximately 8.98 acres ml

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

### CONTACT INFORMATION

**John H Jerkovich, Heartland Properties Inc.**  
**712.388.2212—Direct**  
**402.681.4812—Mobile**  
**712.325.0445—Main**  
**[jhj@heartlandproperties.com](mailto:jhj@heartlandproperties.com)**

#### Site Data

**Sale Price:** \$4,383,529.92  
\$2.80 per sqft / \$121,968 per acre

**Total Site Area:** 35.94 Acres M/L  
**Potential to be Divisible**

**Zoning:** I1 (Industrial)

**2024 Net Taxes:** \$912  
Current ground is County Taxes

**Frontage:** 798 +/- 192nd Street

**Flood Insurance:** NO



MLS  
MULTIPLE  
LISTING  
SERVICE

**HP**  **HEARTLAND**  
PROPERTIES, INC.