

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

Site Data

Sale Price: \$4,383,529.92

\$2.80per 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

