



DEVELOPMENT LOTS
FOR SALE



AVAILABLE

East Corner of Highway 20 and Placid Road, Epworth, Iowa

Discover an exceptional opportunity to acquire prime development lots ranging from 0.299 to 9.455 acres in the vibrant Dubuque Metropolitan Area, specifically located in Epworth. These meticulously selected lots offer convenient access to Highway 20, Highway 151, and Dubuque, ensuring seamless transportation and enhanced visibility. Whether planning a dynamic residential community or a bustling commercial hub, this strategic location provides an ideal canvas for innovative projects. Notably, Dollar General has already secured Lot 28 within this new and upcoming development.



For more information on this property contact one of our listing agents:

Craig Byers, CCIM
319-360-7017

Jason Rogers, BROKER
319-361-3958

Austin Geasland, AGENT
319-893-3279

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

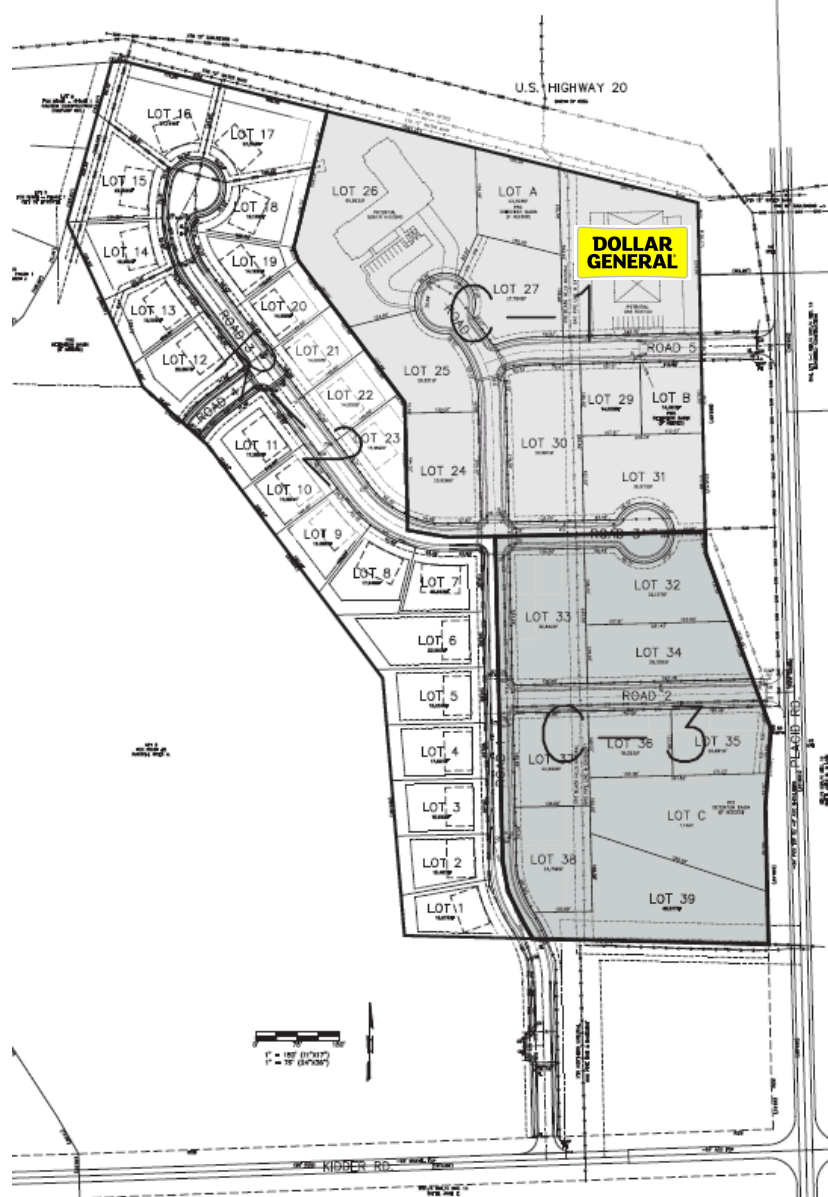
Q4realestate.com



REAL ESTATE
An Ahmann Company



LOTS AND PRICING



DEVELOPMENT LOTS FOR SALE IN EPWORTH, IOWA

Lot Number	Acres	List Price
Lot 1 - Lot 23 Residential Grouping	9.455	\$515,000.00
Lot 24	0.588	\$89,700.00
Lot 25	0.601	\$91,700.00
Lot 26	2.202	\$273,400.00
Lot 27	0.638	\$104,200.00
Lot 29	0.321	\$59,500.00
Lot 30	0.872	\$152,000.00
Lot 31	0.750	\$106,200.00
Lot 32	0.738	\$80,400.00
Lot 33	0.754	\$82,100.00
Lot 34	0.674	\$74,000.00
Lot 35	0.480	\$62,700.00
Lot 36	0.299	\$37,100.00
Lot 37	0.526	\$57,300.00
Lot 38	0.569	\$62,000.00
Lot 39	1.147	\$100,000.00



AVAILABLE

East Corner of Highway 20 and Placid Road, Epworth, Iowa

Development land For Sale in the eastern Iowa growing community of Epworth, Iowa. Development land is visible from four-lane US Highway 20, which connects Dyersville, Farley, Epworth, and Dubuque, providing easy access to east and west on and off ramps. This prime development land is adjacent to a new residential housing development and centrally located near schools, other residential neighborhoods, and local businesses. Larger lots available upon request.

Epworth has experienced steady growth since the last Census in 2010, where population was 1,860. With several small businesses and new development area, the city is leveraging its future growth potential. Epworth is considered part of the Dubuque metropolitan district, located 15 miles outside of the City of Dubuque, and a 20 minute drive from the Dubuque Regional Airport.

Property Description: Commercial Development Lots and Future Residential Development

Potential Commercial Uses: C Store, Gas Station, Truck Stop, etc.

LOCATION
 Traveling on Highway 20 W through Epworth, take Center Avenue S exit. Turn right on Center Avenue S/Placid Road. Location will be on the right approximately 0.5 miles.

TRAFFIC COUNTS
 14,500 estimated ADT on Highway 20

SURROUNDING BUSINESS AND OTHER DESTINATIONS
 Divine Word College, Epworth Elementary School, Epworth Waste Water Treatment Facility, Western Dubuque High School, Epworth Fire Department, Reiff Funeral Homes Services, Fidelity Bank & Trust, USDA Service Center Dubuque County, McDermott Wall & Floor Repair, BP Gas Station, Locals Bar & Coffee, Silker's General Store, Spiegel Construction Inc., Z's Aquatic Center and Cantina, Godfather's Pizza, Dollar General, New residential housing development on neighboring lot, and more