

4220 Gifford Rd —7.37 Acres M/L

Veterans Memorial Hwy—Gifford Rd.
Council Bluffs, Iowa

Land For Sale

Zoning —Industrial



LOCATION DESCRIPTION

Veterans Memorial Hwy — Gifford Rd.
Adjacent to the South Pointe Industrial Park
Minutes to I-29 / I-80 Access

Information contained herein is
ble. Every effort has been made
information is NOT guaranteed.
important regarding your deci-



taken from sources deemed relia-
to assure accuracy. However, the
Any item that you believe to be
sion to purchase or lease the sub-



MLS
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Site Data

Sale Price: \$1,926,216
\$261,359.02 per acre

Total Site Area: 7.37 Acres M/L

Zoning: Industrial

2024 Net Taxes: \$134

Frontage: Gifford Rd.

PROPERTY DESCRIPTION

Prime Industrial Development Opportunity – Shovel-Ready Site

Strategically located directly adjacent to South Pointe Industrial Park, this **premium industrial parcel** offers outstanding visibility from Veterans Memorial Highway and seamless access to I-29 and I-80, as well as direct connectivity to Omaha, NE.

- **Zoned I-2** – Ideal for industrial or manufacturing uses
- **Up to 80,000 SF building potential** (per HGM site concept)
- **Detention basin already in place**
- **Potential eligibility for the Urban Revite Program** – Includes 3 years of 100% property tax abatement
- Buyer to verify availability of utilities

This is a rare opportunity to secure **high-exposure, build-ready industrial land** in a growing corridor with robust infrastructure and strong development incentives.

