

# Retail Pad Site 3.99 Acres +/-

Lying on 23rd Avenue

Land  
For Sale



Offered @  
\$7.25 /SF

## Site Data: Lot 2; REPLAT 2

Price:	\$1,260,079.00
	\$7.25 per sq ft
Price per Acre:	\$315,809.00
Total Site Area:	173,804 sq ft
	3.99 Acres +/-
2019 Net Taxes:	\$150.00

- Ready for your business adventure
- Near the Mid-America Center arena
- Resurging market area anchored by Horseshoe Casino, Bass Pro Outdoor World, Iowa West Field House and AMC Star Cinema/IMAX
- Over 700 hotel rooms within a 1-mile radius and abundance of restaurants
- Easy access from both I-80 and I-29 with high visibility and great frontage on 23rd Avenue

## General Information

Zoning:	Planned Commercial (PC)
Water:	City Available
Sewer:	City Available
Topography:	Cleared-Open, Level
Traffic Count:	75,900 I-80 & I-29 15,900 S 24th St & 23rd Ave
Frontage:	594'
Average Depth:	260'

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 to purchase or lease the subject property should be independently verified.



**John H. Jerkovich**

jhj@heartlandproperties.com  
402.681.4812 M

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Landmark	Travel Distance	Travel Time
Henry Doorly Zoo	3.78 miles	6 minutes
Lauritzen Gardens	3.97 miles	7 minutes
Century Link Center	4.53 miles	7 minutes
TD Ameritrade Stadium	4.96 miles	7 minutes
Old Market District	4.66 miles	7 minutes
ConAgra Foods	4.63 miles	8 minutes
Civic Auditorium	5.19 miles	8 minutes
Eppley Int'l Airport	7.71 miles	12 minutes



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[jhj@heartlandproperties.com](mailto:jhj@heartlandproperties.com)

402.681.4812 M

712.388.2212 D