

FOR SALE



HEARTLAND
PROPERTIES, INC.

2.5 AC M/L 27TH AVE COUNCIL BLUFFS, IA



2.5 ACRES SURROUNDED BY DEVELOPMENT

ZONING

C-2
OPPORTUNITY ZONE

ASKING PRICE

\$6 PSF

STREET FRONTAGE

330 FT

SPACE AVAILABLE

1108,900 SF

TRAFFIC COUNTS

9,000 VPD 24TH ST/27TH AVE



535 W BROADWAY SUITE 100
COUNCIL BLUFFS, IA 51503
712-325-0445
WWW.HEARTLANDPROPERTIES.COM



NEARBY

240 UNIT APARTMENT COMPLEX

FEDERAL COURT HOUSE

CAMPING WORLD

BEST WESTERN

1 MINUTE OFF OF I-29/I-80

7 MINUTES TO DOWNTOWN OMAHA

14 MINUTES TO EPLY AIRFIELD

Property Features

Priced at just \$6/SF, this prime 2.5 acre lot sits surrounded by lots of recent, and ongoing development just NE of the 24th Street exit from I-80/I-29. The property is zoned C-2 allowing for a diverse array of commercial uses, or may be eligible for re-zoning depending upon your desired use. The parcel is nicely graded, level and ready for development. Purchaser to satisfy themselves regarding location and capacity of utilities.

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