

WARREN COUNTY, IOWA

INDIANOLA DEVELOPMENT LAND AVAILABLE

G36 HIGHWAY, INDIANOLA, IA 50125



27.12

ACRES M/L

LISTING #16932

ERIC BOHNENKAMP

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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY INFO

DESCRIPTION

Offering 27.12 acres m/l of prime industrial development land situated within the city limits of Indianola, Iowa. Situated along the south side of Highway G36, this property is conveniently situated 1 mile from Highway 65/69 and 1.5 miles from Highway 92. The property is currently zoned M-2 (General Industrial). Zoning allows for Agricultural Sales/Services, Banks/Financial Services, Construction Sales/Services, Storage/Warehouse, Automotive Sales/Services, and more. Electricity to the western half of the property is provided by Indianola Municipal Utilities. The eastern half is provided by MidAmerican Energy. Water and sewer are available nearby. For a preliminary utility layout, please see the attachment section below. For more information, please contact the listing agent.

The seller and the city have agreed to bring utilities and road frontage to the east and south boundaries of the property. Dirt work is currently underway and being completed. Act now to secure your stake in this promising opportunity.

DIRECTIONS

From Highway 69, head east on E. Hillcrest Ave for one mile. The property lies south of E. Hillcrest Ave/Highway G36.



PROPERTY PRICE:

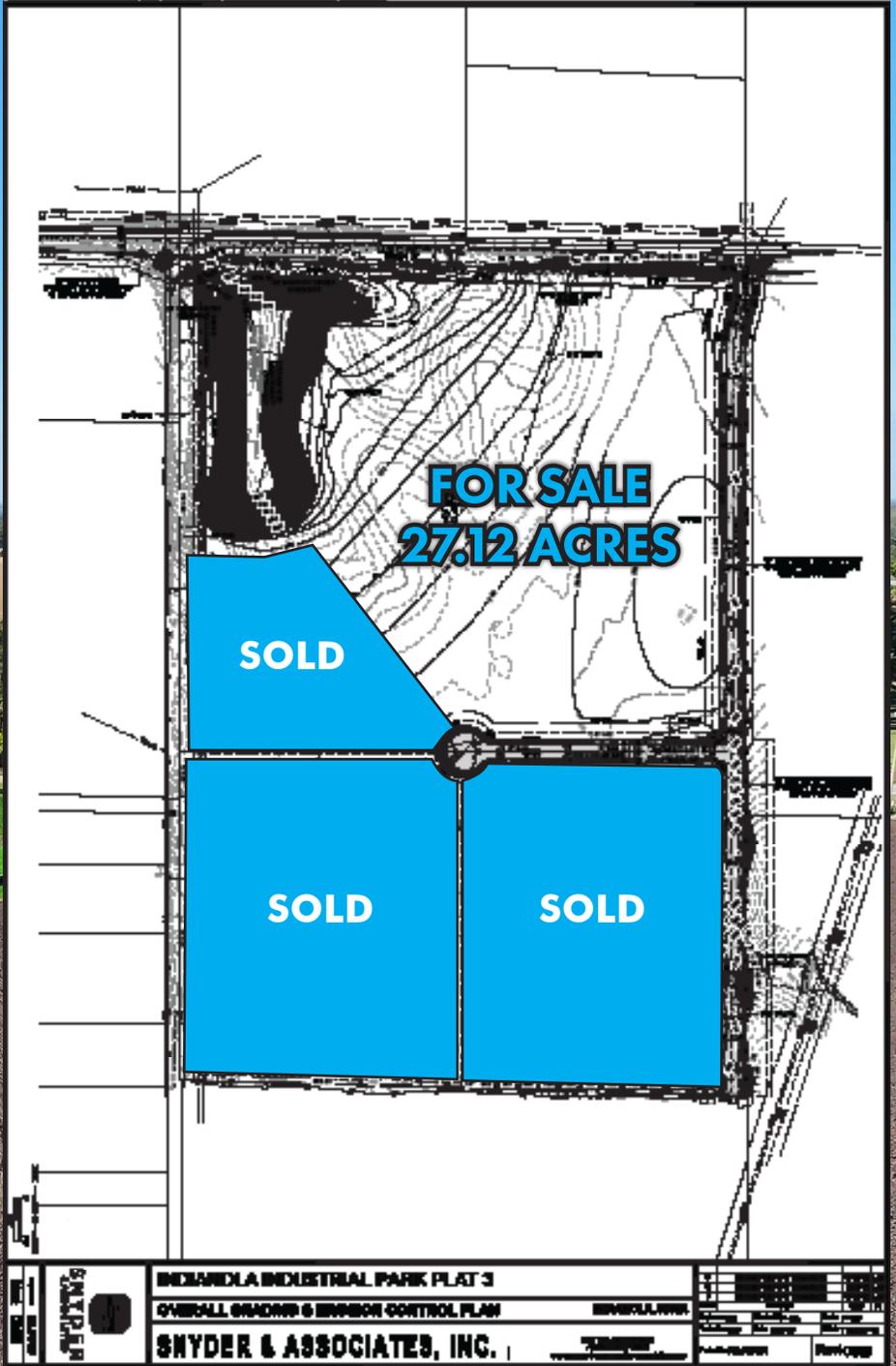
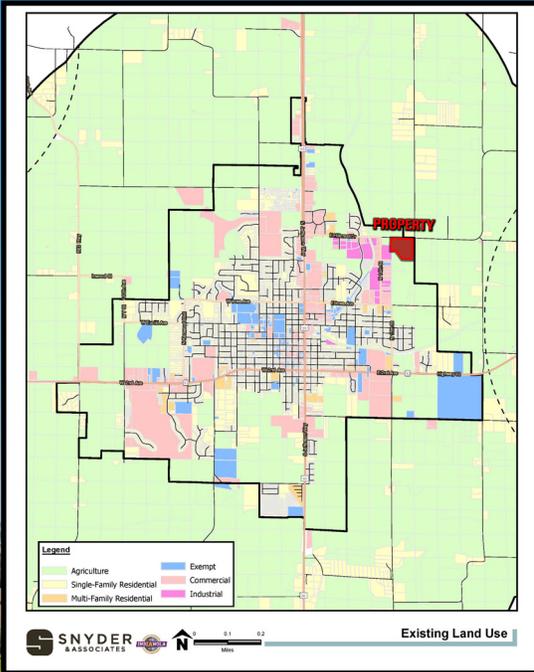
\$2,114,000 (\$70,000 per acre)

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DEVELOPMENT OPPORTUNITY



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