

LAND FOR SALE



2.918 ACRES M/L - COMMERCIAL LAND ALTOONA, IOWA



LISTING # 12702

PRICE: \$350,000 (\$2.75 / SF)

DESCRIPTION: 2.918 acres m/l of prime commercial land along Interstate 80 in Altoona, IA. Site is shovel-ready with all utilities & infrastructure available. Site has unparalleled visibility & exposure from Interstate 80 which boasts a traffic count of 41,000 vehicles per day and Adventureland Drive offering 6,500 vehicles per day (Iowa DOT 2012). Located directly east of Za-Ga-Zig Shrine and north of Prairie Meadows Racetrack & Casino, this site includes boulevard streets and great access to Adventureland Drive and major corridors such as Interstate 80 and Hwy 65. .

LEGAL DESCRIPTION: Lot 2 Anderson Commercial Park Plat 1, Altoona

TAXES: \$90 Annually

ZONING: C - 2 General Commercial

Contact Agent(s) for permitted use information.

DIRECTIONS: From Hubbell Ave and Adventureland Dr in Altoona, travel east on Adventureland Dr approximately 1/2 mile. Turn north on Shriners Pkwy. Located at the end of Shriners Pkwy on the east side of street.

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