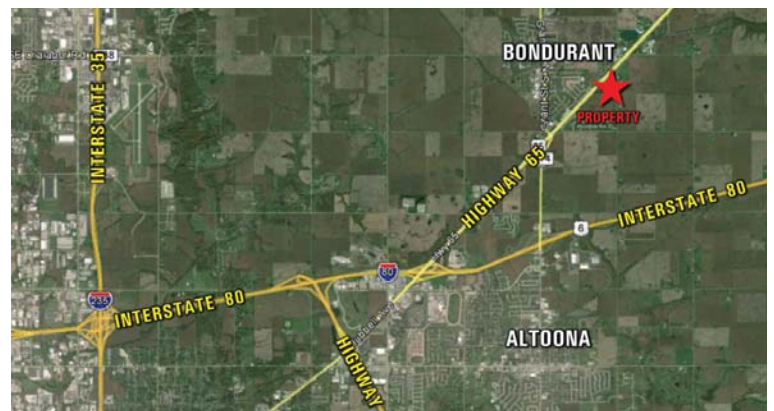


BONDURANT DEVELOPMENT LAND

\$186,088
2.67 ACRES M/L

**LISTING
#13074**



PRICE: \$186,088 (\$1.60/SF) **ZONING:** R-3 High Density Residential **SCHOOLS:** Bondurant-Farrar **TAXES:** \$1,600 Annually

2.67 ACRES M/L OF MULTIFAMILY DEVELOPMENT LAND in the rapidly growing community of Bondurant, Iowa. Property is shovel-ready with all utilities and infrastructure to site. R-3 zoning which allows a density up to 20 units per acre. Current zoning would also allow for unique uses such as childcare center, place of worship, etc. Contact agent(s) for list of permitted uses. Surrounded by a variety of uses including commercial, assisted living, and single family. Great access to Highway 65 and Interstate 80. Located on the east side of Bondurant, adjacent to the Courtyard Estates Assisted Living facility, less than 3.5 miles to Interstate 80, and just a short commute to anywhere in the Des Moines Metro.

DIRECTIONS: From Interstate 80, travel north/northeast toward Bondurant on Highway 65/NE Hubbell Avenue approximately 3.5 miles. Turn right onto Hawthorne Crossing Drive SE. Property is located at the end of Hawthorne Crossing Drive SE on the east side of the road.



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