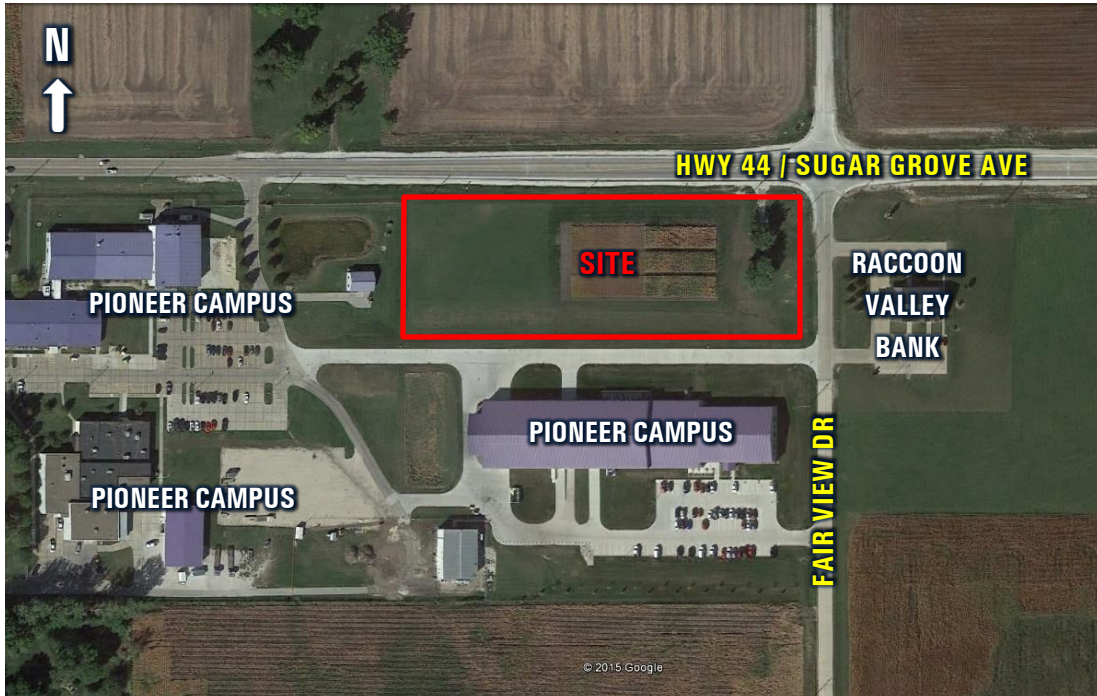


# LAND FOR SALE



## 3.44 ACRES M/L - COMMERCIAL LAND 810 SUGAR GROVE AVE, DALLAS CENTER, IOWA



### LISTING # 12464

**PRICE:** \$150,000 (\$1.00 / SF)

**DESCRIPTION:** Prime commercial development land in Dallas Center. 3.44 acres m/l available on the most visible corner along heavily traveled Hwy 44 / Sugar Grove Ave and Fair View Dr. Traffic count along Hwy 44 / Sugar Grove Ave is 5,200 VPD (IA DOT 2012). Site is set up to accommodate approximately three, one-acre commercial lots. Perfect for convenience store, medical, office, restaurant, strip center, etc. Excellent visibility. DOT will allow two access points off Hwy 44 / Sugar Grove Ave spaced 300 feet apart.

**TAXES:** \$236 Annually

**ZONING:** C-2 Highway Oriented Commercial District

*Contact Agent(s) for conceptual site plan and permitted use information.*

**DIRECTIONS:** Follow Hwy 44 into Dallas Center. Property is situated on the southwest corner of Hwy 44 / Sugar Grove Avenue and Fair View Drive. Look for Peoples Company sign.

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