

103 Acres M/L Development Land—Altoona, IA



Price: \$1,751,000 (\$17,000/acre)

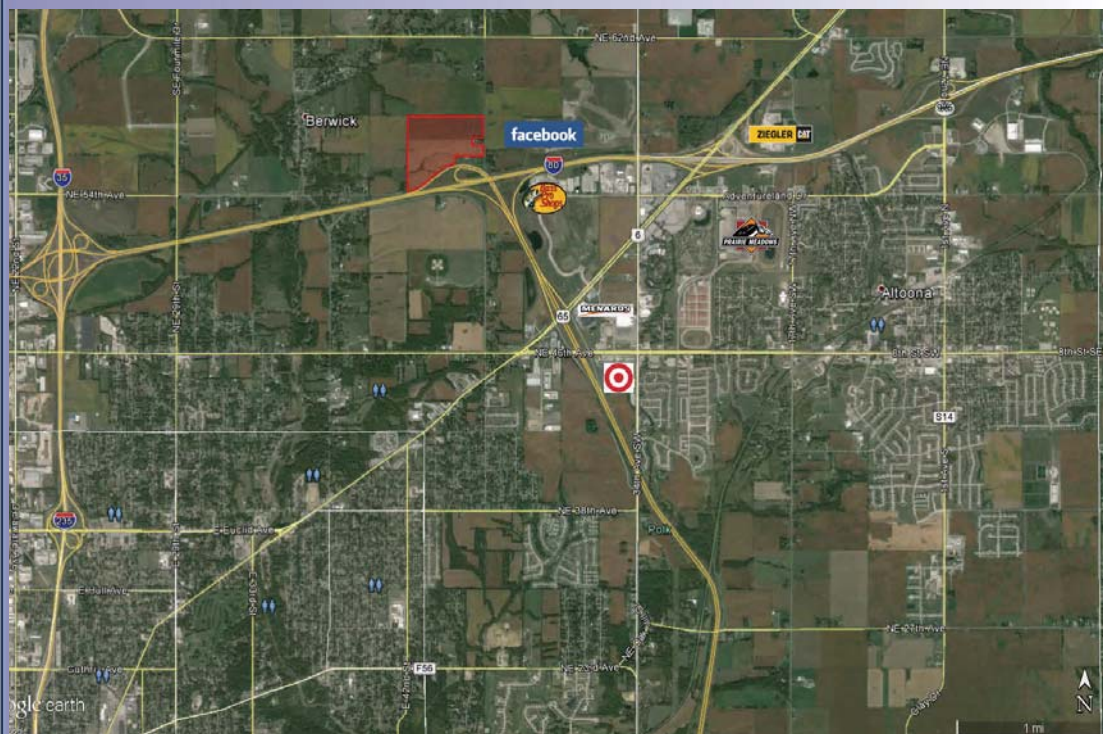
Description: 103 Acres m/l of future development ground located along the Interstate 80 and Hwy 65/69 bypass just outside of Altoona corporate city limits. Property is also located just West of the new Facebook data center facility now under construction. Land is currently being farmed and carries an average CSR of 84.4 on the 100 tillable acres. High traffic counts, interstate visibility and location directly across the interstate from Bass Pro Shops make this land a highly sought after property for both investors and developers.

Traffic Count: 54,000/day (Interstate 80)

Utilities: Altoona Sewer and Water services are both located less than a mile from the site.

Current Zoning: Agriculture

Directions: From I-80/35, exit Hwy 6 (Hubbell Ave) northbound. Turn left on to NE 64th St. Make an immediate left turn at NE 62nd Ave. After 2 miles, turn south on NE 46th St. Property is located on West side of the road.



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Additional information can be found on our website: **Listing #11596**

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