

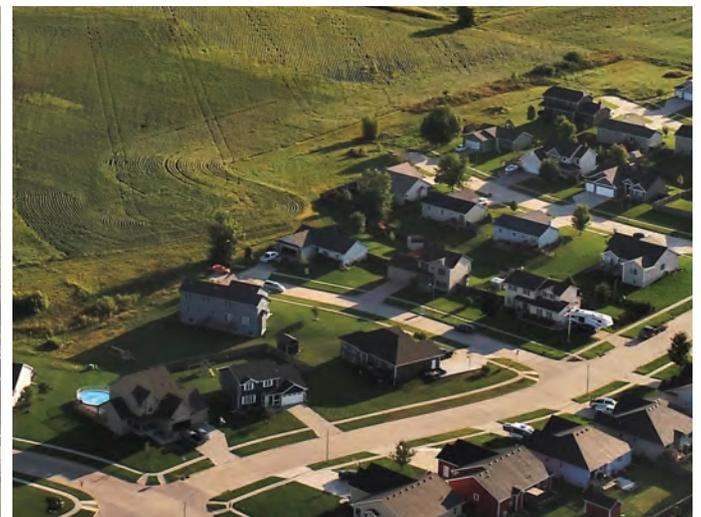
37.16 ACRES

Prime Development Land

BONDURANT

Polk County, Iowa

PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



KEATON DREHER: 515.650.1276
STEVE BRUERE: 515.222.1347

BONDURANT DEVELOPMENT LAND

ABOUT THE PROPERTY

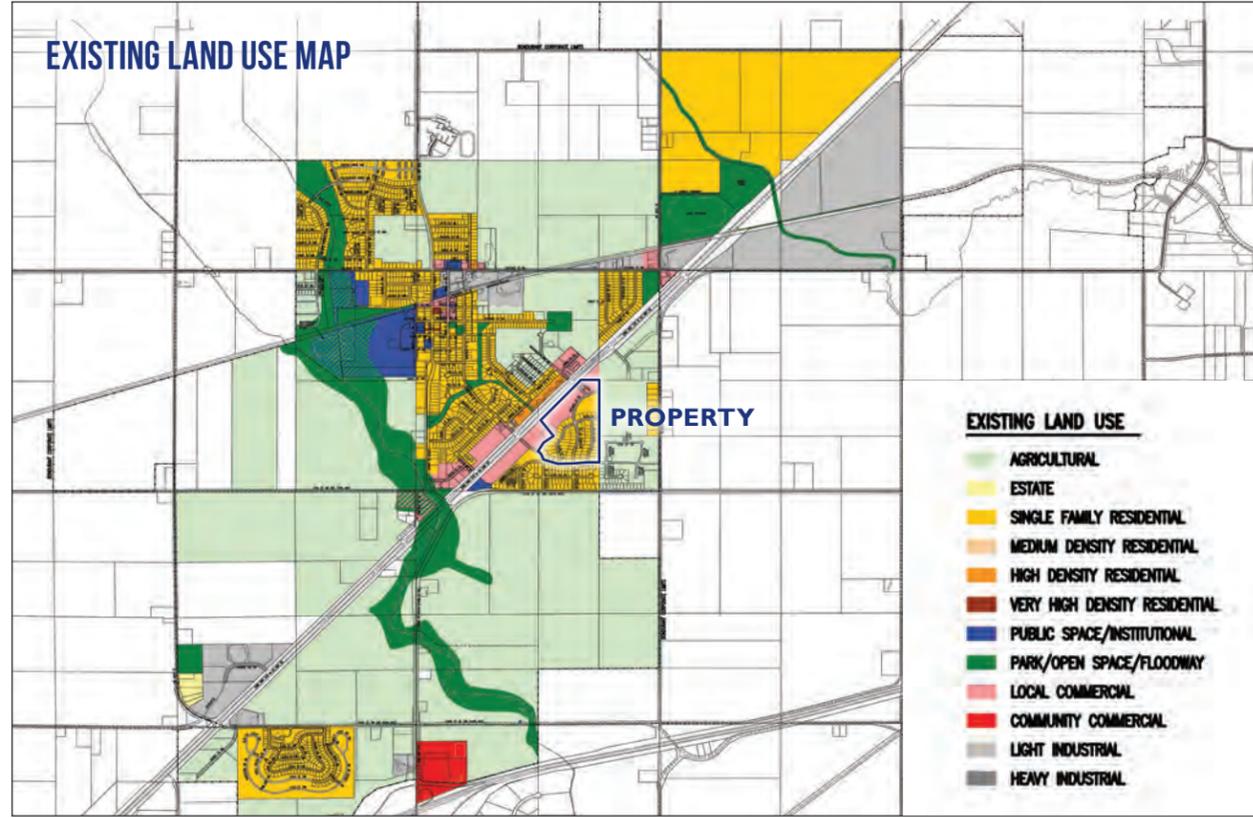
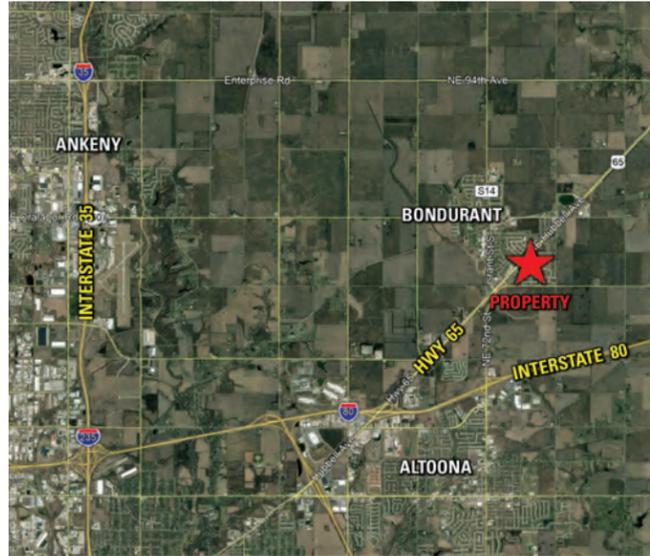
Offering 37.16 acres m/l of prime development land in rapidly growing Bondurant, Iowa. All sewer and water utility infrastructure is readily available to the site - contact agent for copies of utility infrastructure maps. There is a 12 inch water main along Lincoln St SE, as well as 3 to 8 inch mains that are stubbed in on the south side of the property at Cove St SE, Michael St SE, and Dee St SE. Sanitary sewer is located along Hwy 65 as well as all three streets stubbed in along the southern boundary of the property. Situated in Bondurant's Hwy 65 Corridor Growth District, the property is zoned for multifamily (R-3) as well as lower density / single family residential uses (R-2), allowing a developer to get creative with their project(s). These uses are also reflected in the city's Future Land Use Plan. Minor arterial roadways are proposed in the northeast corner of the property off Hwy 65 as an extension of Washington Ave SE and then turning south to dissect the property and connect with Michael St SE. Located along Hwy 65 / NE Hubbell Ave, the property offers excellent visibility and easy access to the Metro and other major travel corridors. Land includes approximately 33 tillable acres with an 88.2 CSR2.

DIRECTIONS

From the intersection of Interstate 80 and Hwy 65/NE Hubbell Ave, travel northeast on Hwy 65/NE Hubbell Ave approximately 3 miles. Property is situated on the east/southeast side of Hwy 65/NE Hubbell Ave. Property can also be seen from the south where Cove St SE, Michael St SE, and Dee St SE are stubbed in to its southern boundary.

PRICE

\$60,759 Per Acre (\$2,257,800)



INFRASTRUCTURE & UTILITIES

SEWER

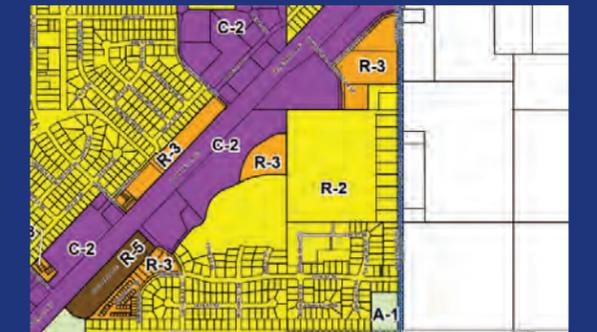
- There are 3-8 inch sewer lines that run up to the south boundary of the property through existing streets
- There is an 18 inch sewer line that runs parallel with the northwest boundary line along Highway 65

WATER

- There are 3-8 inch water lines that run up to the south boundary of the property through existing streets

ZONING

- The property lies within three different zoning designations:
 - General Commercial District (C-2) estimated 8 acres
 - Multi-Family Residential District (R-3) estimated 2.5 acres
 - One and Two Family Residential District (R-2) estimated 26.66 acres



LISTING AGENTS

Keaton Dreher: 515.650.1276
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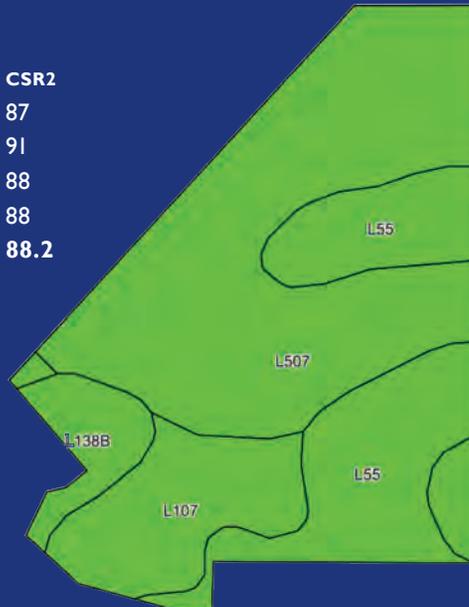
12119 Stratford Dr, Ste B
Clive, IA 50325

PeoplesCompany.com



TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent	Legend	CSR2
L507	Canisteo clay loam	17.71	53.7%		87
L55	Nicollet loam	8.55	25.9%		91
L107	Webster clay loam	4.83	14.6%		88
L138B	Clarion loam	1.91	5.8%		88
		33	Weighted Avg		88.2



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