

# WARREN COUNTY, IOWA

## INDIANOLA DEVELOPMENT LAND AVAILABLE

G36 HIGHWAY, INDIANOLA, IA 50125



# 30.20

ACRES M/L

## LISTING #16932

**STEVE BRUERE**

515.222.1347

Steve@PeoplesCompany.com

**BRYAN BERGDALE**

712.251.8588

Bryan@PeoplesCompany.com

 **PEOPLES**<sup>™</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS

# PROPERTY INFO

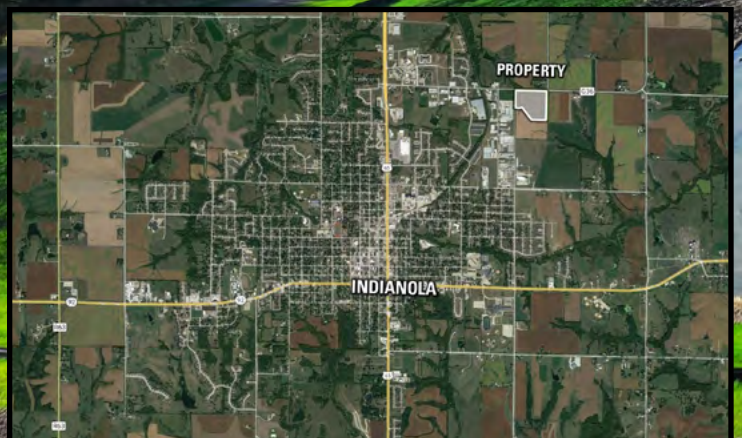
## DESCRIPTION

Offering 30.2 acres m/l of prime industrial development land situated within the city limits of Indianola, Iowa. Situated along the south side of Highway G36, this property is conveniently situated 1 mile from Highway 65/69 and 1.5 miles from Highway 92. The property is currently zoned M-2 (General Industrial). Zoning allows for Agricultural Sales/Services, Banks/Financial Services, Construction Sales/Services, Storage/Warehouse, Automotive Sales/Services, and more. Electricity to the western half of the property is provided by Indianola Municipal Utilities. The eastern half is provided by MidAmerican Energy. Water and sewer are available nearby. For a preliminary utility layout, please see the attachment section below. For more information, please contact the listing agent.

The seller and the city have agreed to bring utilities and road frontage to the east and south boundaries of the property. Dirt work is currently underway and being completed. Act now to secure your stake in this promising opportunity.

## DIRECTIONS

From Highway 69, head east on E. Hillcrest Ave for one mile. The property lies south of E. Hillcrest Ave/Highway G36.



## PROPERTY PRICE:

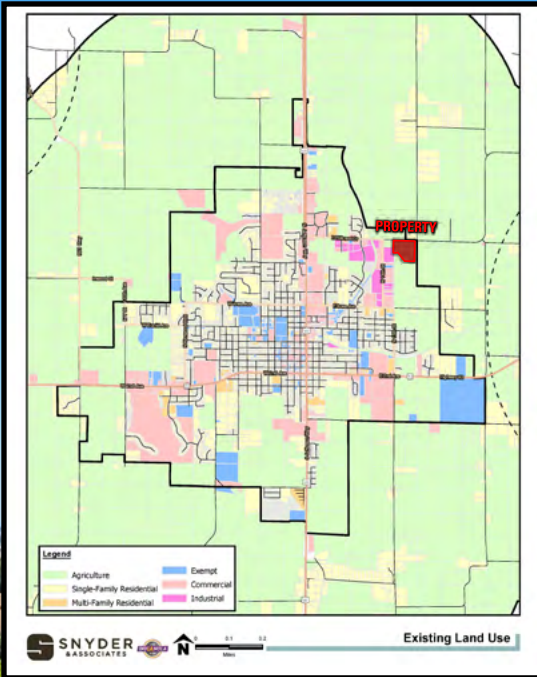
**\$2,114,000** (\$70,000 per acre)

## LISTING:

**#16932**

**30.20**  
**ACRES M/L**

# DEVELOPMENT OPPORTUNITY



 1221184.01 Sheet C300	<b>INDIANOLA INDUSTRIAL PARK PLAT 3</b> <b>OVERALL GRADING &amp; EROSION CONTROL PLAN</b> <b>SNYDER &amp; ASSOCIATES, INC.</b>	INDIANOLA, IOWA 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020   www.snyder-associates.com	<table border="1"> <tr> <td>3</td> <td>REVISED PER CITY COMMENTS</td> <td>11-03-22</td> <td>LJM</td> </tr> <tr> <td>2</td> <td>REVISED PER CITY COMMENTS</td> <td>10-26-22</td> <td>LJM</td> </tr> <tr> <td>1</td> <td>REVISED PER CITY COMMENTS</td> <td>10-20-22</td> <td>LJM</td> </tr> <tr> <td>0</td> <td>REVISION</td> <td>8-23-22</td> <td>JR</td> </tr> </table>	3	REVISED PER CITY COMMENTS	11-03-22	LJM	2	REVISED PER CITY COMMENTS	10-26-22	LJM	1	REVISED PER CITY COMMENTS	10-20-22	LJM	0	REVISION	8-23-22	JR
	3	REVISED PER CITY COMMENTS	11-03-22	LJM															
2	REVISED PER CITY COMMENTS	10-26-22	LJM																
1	REVISED PER CITY COMMENTS	10-20-22	LJM																
0	REVISION	8-23-22	JR																
Project No: 122-1184-01 Sheet C300	Engineer: JRC Checked By: JAL Date: 10-07-22 Scale: 1"=100' TTY: 515-964-2020 7-8-6: TTN:RRW:SS	Sheet C300																	

**STEVE BRUERE**

515.222.1347

Steve@PeoplesCompany.com

**BRYAN BERGDAL**

712.251.8588

Bryan@PeoplesCompany.com





12119 Stratford Drive  
Clive, IA 50325

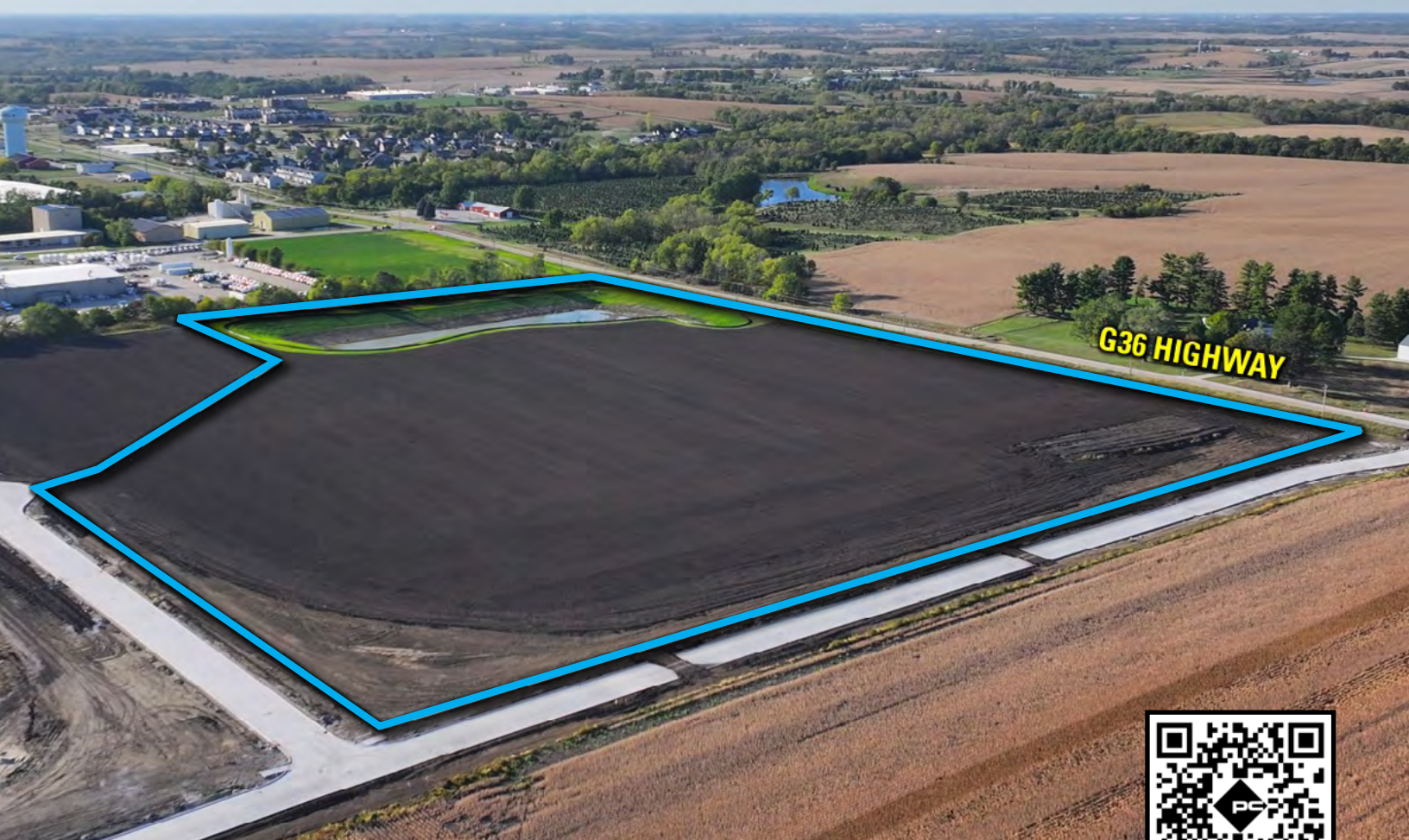


PeoplesCompany.com  
Listing #16932

# WARREN COUNTY, IOWA INDIANOLA DEVELOPMENT LAND AVAILABLE

# 30.20 ACRES M/L

G36 HIGHWAY, INDIANOLA, IA 50125



**STEVE BRUERE**  
515.222.1347 | IA LIC S43684000  
Steve@PeoplesCompany.com

**BRYAN BERGDALE**  
712.251.8588 | IA LIC S65377000  
Bryan@PeoplesCompany.com

SCAN THE QR CODE  
TO VIEW THIS  
LISTING ONLINE!