

7.27 Acres +/-

Lying on the East Side of Harry Langdon Boulevard
Council Bluffs, Iowa

Development Ground

For Sale



CONTACT INFORMATION

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LOCATION/PROPERTY DESCRIPTION

PREMIER LOCATION for future development with westward views! Adjoins Highclere Townhomes, a 28-lot development. Close proximity to Metro Crossing, an outdoor shopping center; Iowa School for the Deaf and Lewis Central campus', Menards, grocers and many other retailers.

Two points of Interstate access within minutes, I-80 and I-29.

Approximately 5 of the 7.27 acres is flat and the remaining is hill/bluff.

Situated within the Council Bluffs public school district. Longfellow Elementary, Kirn Middle School and Abraham Lincoln High School.

Site Data

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|-------------------------|--------------------------------|
| Sale Price: | \$475,000.00 |
| Total Site Area: | 313,196 Sq Ft / 7.19 Acres +/- |
| Zoning: | Low Density Multi-Family (R-3) |
| Water: | City Available |
| Sewer: | City Available |
| Utilities: | Gas, Electric, Telephone |
| Topography: | Cleared/Open |
| Frontage: | 1,111' |
| 2024 Taxes: | \$36 |



Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is not guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.

