

Strategic scale. Flexible future.

A rare large-scale land offering positioned near established Indianola neighborhoods and the Highway 65/69 commercial corridor. Approximately 110 acres across four parcels provide room for long-range planning, staged development or land-banking, while existing improvements add flexibility from day one.



PRIME LOCATION.
ENDLESS POTENTIAL.

8.99 Acres in Indianola's
Thriving North Corridor



	NEARBY BUSINESSES & LANDMARKS		APPROX. DISTANCE
1	GREGG YOUNG BUICK GMC	Gregg Young Buick GMC	0.5 mi
2	SOUTHTOWN	Southtown Chrysler Dodge Jeep Ram	0.3 mi
3	DEYARMAN	DeYarman Ford Indianola	0.3 mi
4	Starbucks	Starbucks	0.5 mi
5	Kwik Star	Kwik Star	0.6 mi
6	Pizza Ranch	Pizza Ranch	1.1 mi
7	NATIONAL BALLOON MUSEUM	National Balloon Museum	1.2 mi
8	Z's EATERY & DRAUGHT HAUS	Z's Eatery & Draught Haus	1.2 mi
9	Godfather's Pizza	Godfather's Pizza	1.3 mi
10	SIMPSON COLLEGE	Simpson College	1.5 mi
11	Domino's	Domino's	1.6 mi
12	A&W	A&W	1.7 mi
13	THEISEN'S HOME • FARM • AUTO	Theisen's Home • Farm • Auto	0.5 mi
14	COUNTRY INN & SUITES	Country Inn & Suites	0.6 mi
15	Casey's	Casey's	0.6 mi
16	INDIANOLA COMMUNITY WELLNESS CENTER	Indianola Wellness Campus	0.7 mi
17	CIRCLE K HOME CENTER	Circle B Home Center	0.8 mi
18	Walmart Supercenter	Walmart Supercenter	1.0 mi
19	HyVee	Hy-Vee	1.0 mi
20	BURGER KING	Burger King	1.1 mi
21	CHARLOTTE'S	Charlotte's Kitchen	1.3 mi
22	Indianola High School	Indianola High School	1.4 mi

INDIANOLA NORTH CORRIDOR
110± ACRE
DEVELOPMENT OPPORTUNITY

2608 N Jefferson Way, Indianola Iowa 50125 \$3,999,000



POWERED BY
PLACE



INNOVATIONS



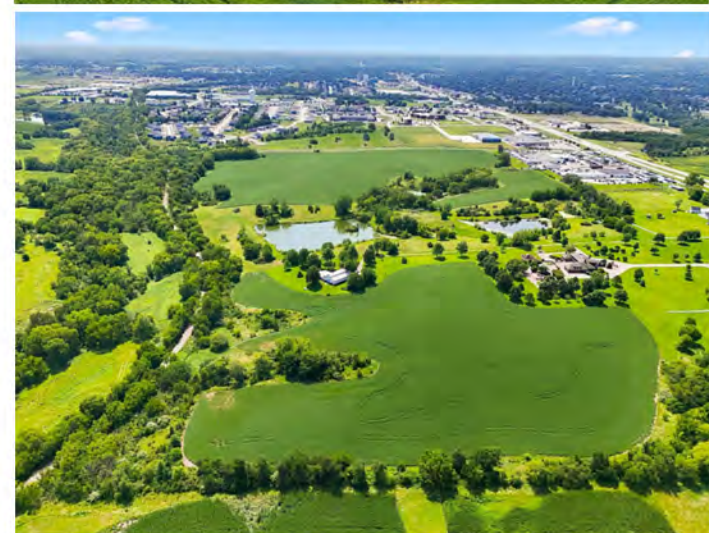


-  6 BEDS
-  7 BATHS
-  4 ATTACHED
-  11,243 SQFT

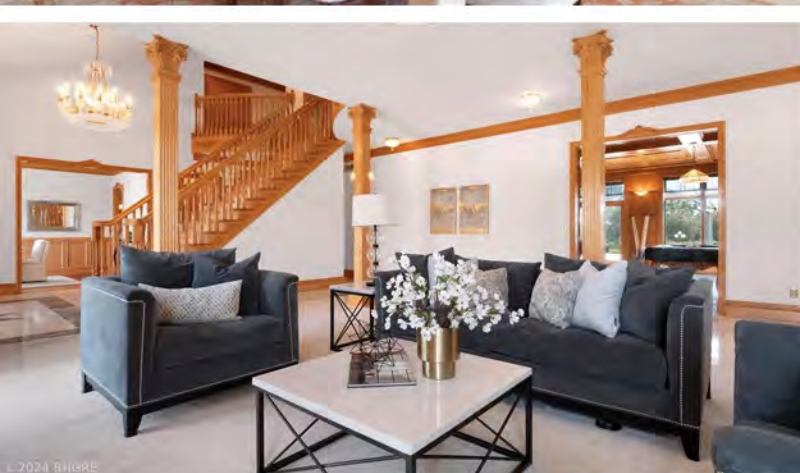
2608 N JEFFERSON WAY,
INDIANOLA, IOWA 50125

LIST PRICE: \$3,999,000

An exceptional Warren County opportunity offering approximately 110 acres across four parcels near existing Indianola neighborhoods and the Highway 65/69 commercial corridor. A long private lane, rolling terrain, mature trees and three ponds create an uncommon setting with compelling potential for residential development, a distinctive estate community or a private legacy property—subject to zoning, utilities, approvals and buyer due diligence. The natural features already in place could provide character, privacy and memorable homesites from day one. Existing improvements add exceptional flexibility. The all-brick residence offers more than 11,000 finished square feet beneath a tile roof, with six bedrooms, seven bathrooms and expansive living and entertaining spaces. The home largely retains its original late-1990s design and finishes, presenting an opportunity to preserve its distinctive character or thoughtfully reimagine it for today. Highlights include a main-floor owner's suite, Viking-equipped kitchen, four-season room with soaring 17-foot ceilings and a finished walkout level with theater, sauna, wine cellar and tasting room, second kitchen, family room, office, exercise room and hobby room. A four-car garage and large barn with horse stalls and separate one-bedroom living quarters complete the property. An extraordinary opportunity for a buyer or developer with the vision to shape what comes next.



A SUBSTANTIAL ASSET ALREADY ON SITE



IMPRESSIVE ENTRY

11,000 SQ FT OF FINISH



Misty Darling, REALTOR®
Broker | Owner

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