

LISTING #18401

9.46
ACRES M/L

DEVELOPMENT

GROUND AVAILABLE

An outstanding development opportunity awaits with this 9.46-acre m/l parcel ideally situated on the east side of Indianola. Boasting high-visibility frontage at the intersection of N 15th Street and E Iowa Avenue, this property is strategically located within city limits and less than one mile from Indianola schools, an ideal setting for residential development.



WARREN COUNTY | INDIANOLA, IA

ZONED-R2

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 **DILIGENT**
DEVELOPMENT

 **PEOPLES**
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INTEGRATED LAND SOLUTIONS

TOWNHOMES, ROW HOMES, SINGLE-FAMILY, DUPLEXES



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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DETAILS

City utilities are readily available at the street, including water, sewer, natural gas, electric, and fiber internet provided by Indianola Municipal Utilities. Zoned R-2, the property supports a variety of housing options such as single-family homes, duplexes, townhomes, and rowhomes, making it a flexible investment for developers and builders alike. A preliminary concept plan for a townhome community proposes up to 72 units, maximizing the property's potential. The parcel also includes approximately 9.3 tillable acres with an impressive CSR2 of 89.6, offering additional versatility or interim income potential.

Located in Section 20, Township 76 North, Range 23 West, this tract combines location, infrastructure, and zoning flexibility in one compelling package. Don't miss your chance to develop in one of Warren County's fastest-growing areas. Contact the listing agent today for zoning regulations, development plans, and more information.



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