

US HWY 61/151

Dubuque, Iowa

Premier Development Opportunity



PRIME VISIBILITY. UNMATCHED ACCESS. UNLIMITED POTENTIAL

- 42.53 acres
 - Upper tract ~32 acres
 - Lower tract ~10 acres
 - Parcels may be purchased separately
- Positioned at a strategic Eastern Iowa crossroad
- Near highly traveled US HWY 151/US HWY 61/US HWY 52
- Excellent exposure and accessibility
- Convenient frontage road access from Elmwood Drive

DRONE VIDEO TOUR

Copy and paste into your browser: <https://youtu.be/sFzz3qeZyQw>



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S HWY 61/151

Dubuque, Iowa

Premier Development
Opportunity



This site offers the flexibility developers seek and the visibility businesses demand. With strong traffic counts, proximity to major employment centers, and easy highway access, this is a rare opportunity to control a substantial footprint at one of Dubuque's most dynamic gateways.

LOCATION ADVANTAGES

- Directly across from offices and commercial businesses in Tamarack Park
- Near Dubuque Technology Business Park
- Surrounding uses include industrial, commercial, agricultural, and residential
- Strategic positioning along a major regional transportation corridor

IDEAL FOR:

- Commercial truck stop or travel center
- Mixed-use development
- Retail or service commercial
- Industrial/flex space
- Residential subdivision or multifamily
- Long-term land hold investment



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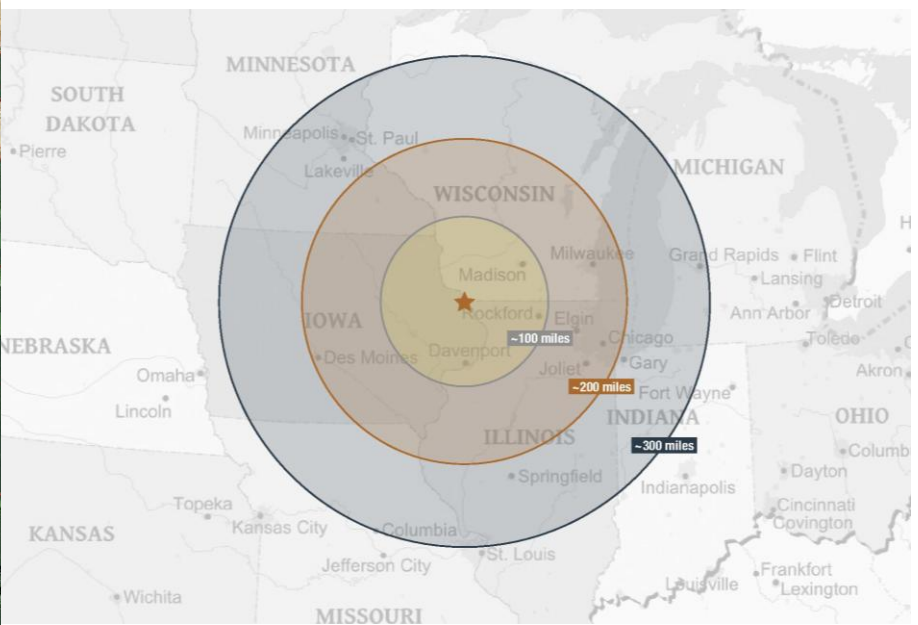
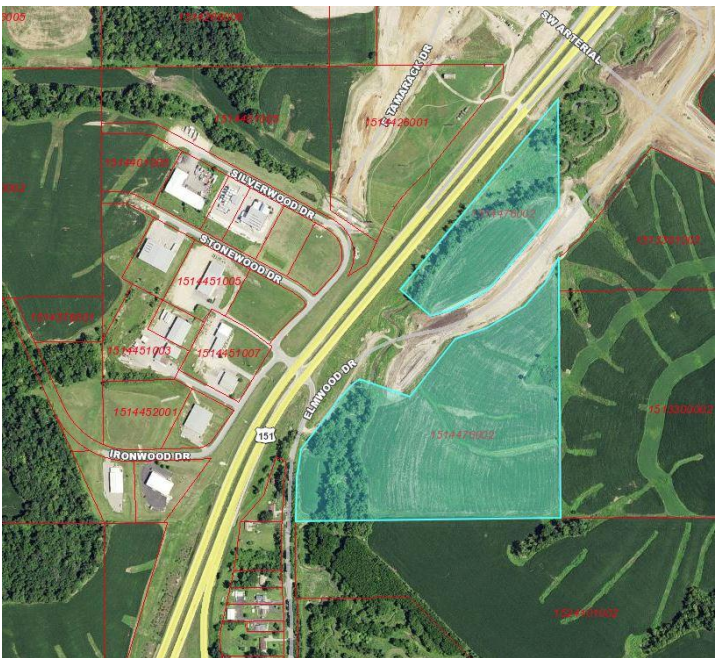
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