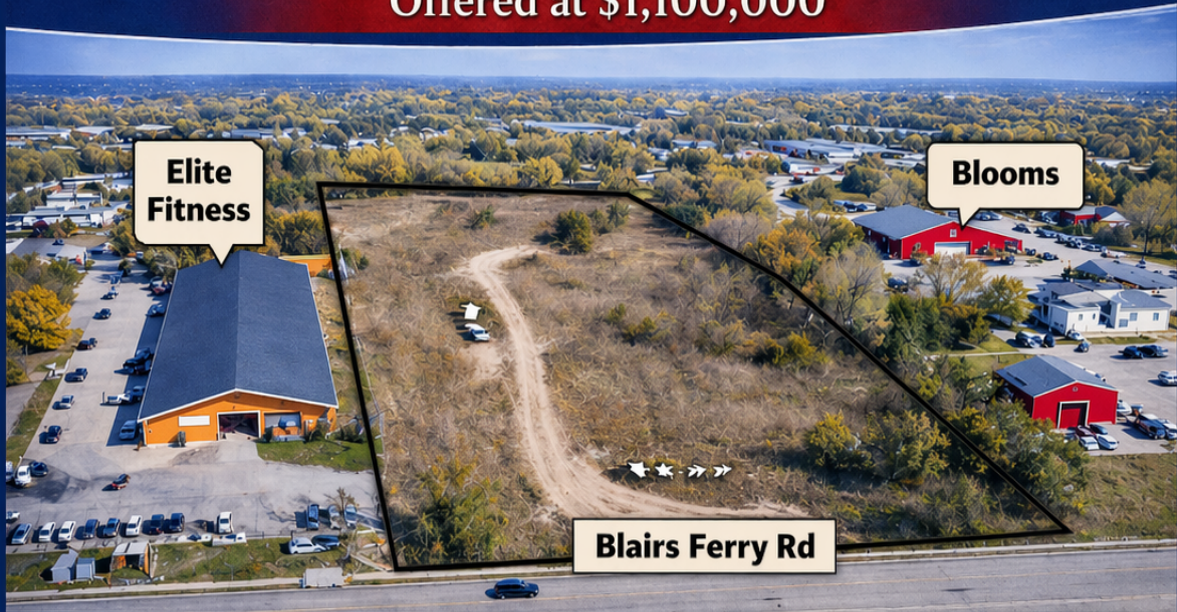


1534 Blairs Ferry Rd, Marion, Iowa 52302

Prime Commercial Development Opportunity

4.36 Acres | Regional Business (BR)

Offered at \$1,100,000



High-Traffic Location | Zoned Regional Business (BR) | 4.36 Acres Vacant Land

Development Options:

- Retail & Restaurants
- Medical Offices
- Hotel / Hospitality
- Fitness Centers
- Auto Services
- Pad Sites

Multifamily / Mixed-Use Potential

- Potential Rezoning for High-Density Residential & Mixed-Use
~ **90-140 Units** Conceptual Density

Contact Us:

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Information deemed reliable but not guaranteed. Buyer to verify all details.