



DEVELOPMENT LAND AVAILABLE IN INDIANOLA

LISTING #14530
105.85 ACRES M/L
ASKING \$1,325,000
PRICE/ACRE \$12,517

ABOUT THE PROPERTY

Peoples Company is proud to offer 105.85 acres m/l of development land within the incorporated city limits of Indianola, Iowa. This property is located on the south edge of town, within minutes of many current and future amenities that Indianola has to offer. City sewer, water, electric, and high speed internet fiber are abundantly available at or nearby the site. Future land use is slated for low density residential arrangements across the majority of the property. Per the City of Indianola's Comprehensive Plan, this property is the home of future recreational trails as well as a major traffic collecting street to Indianola. This is a great opportunity for a developer or investor looking to add to their portfolio.

DIRECTIONS

From the intersection of Jefferson Way and 2nd Avenue in Indianola, Iowa, head west on West 2nd Avenue for 0.75 miles. Make a left hand turn and go south on South G Street for 0.4 miles. The property will be located on the east side of South G Street. Look for Peoples Company signage.



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INFRASTRUCTURE & MAPS

SEWER

A 12-inch gravity main runs from north to south through the entirety of the property on the east side. There are 8-inch sewer mains located on the west boundary line along South G Street, north boundary line along West 5th Avenue, and at South Buxton Street, which feed into the gravity main that runs through the property.

WATER

A 10-inch water main runs north and south along South G Street on the west boundary of the property. This main happens to be in a water connection fee district. Water service is also available by the 6-inch main located at South Buxton Street and the 4-inch main located at South Freeman Street.

ELECTRICAL

Multiple 3-phase electrical arrangements are available through Indianola Municipal Utilities on the west, north and east boundaries at South G Street, South B Street, South E Street, and West 7th Avenue. Connection options are available through IMU based on the proper electrical facilities that will be needed.

FIBER

Up to 1 GB fiber is available in multiple locations, provided by Indianola Municipal Utilities.

