

POLK COUNTY DEVELOPMENT LAND

38.48 ACRES M/L

Offering 38.48 acres m/l of future residential development land located just outside of the city limits of Altoona, Iowa. This property is located on the north side of the Altoona/Pleasant Hill boundary line, and falls within Altoona's short term future annexation area per the city comprehensive plan. MidAmerican Fiber Optic and Des Moines Water exist at the road (NE 80th Street). Sewer connection would be at Southeast Polk High School and go north to the property. The property is currently zoned for Low-Density Residential (LDR). Altoona's comprehensive plan shows a 'Collector Road' slated along the north side of the property. This tract consists of 35.85 FSA tillable acres m/l carrying a 86.2 CSR2. This is a great opportunity for a developer or investor looking to add to their portfolio.

DIRECTIONS:

From Interstate 80 (Altoona), take 1st Avenue exit (Exit 143) and turn right/south onto 1st Avenue N. Stay heading south on 1st Avenue N to NE 54th Avenue and turn left/east. Travel east to NE 80th Street and turn right/south. Travel south on NE 80th Street for 3 miles and property will be located on the right/west side of NE 80th Street.

From Highway 65 (Pleasant Hill), take E University Avenue exit (Exit 79) and turn right/east onto E University Avenue (Highway 163). Head east on E University Avenue (Highway 163) to NE 80th Street intersection and turn left/north onto NE 80th Street. Travel approximately 3,300 ft. and property will be located on the left/west side of NE 80th Street.

Price: \$827,320 | Price Per Acre: \$21,500

