

9.46
ACRES M/L



INDIANOLA DEVELOPMENT LAND

N 15TH ST. & E IOWA AVENUE
Indianola, IA 50125

KEATON DREHER

CELL: 515.650.1276

IA LIC S62338000

Keaton@PeoplesCompany.com



KALEN LUDWIG

CELL: 515.402.3169

IA LIC S55791000

Kalen@PeoplesCompany.com



INDIANOLA DEVELOPMENT

Offering 9.46 acres m/l of development land located on the east side of Indianola. The property offers prime road frontage at the intersection of N 15th Street and E Iowa Avenue within the city limits of Indianola and less than a mile from Indianola schools. Water, Sewer, Natural Gas, and Electric are available at the street. Fiber internet is available through Indianola Municipal Utilities. The R-2 zoning accommodates single family, duplex, townhome, and rowhomes. Zoning district regulations and development concept attached. Preliminary townhome concept allows for 72 doors! The property includes approximately 7.96 tillable acres at a CSR2 of 89.6. The property is located in Section 20 of Township 76 North, Range 23 West in Warren County, Iowa. Contact listing agent for more information!



PROPERTY DETAILS

MLS NUMBER: 673482

PARCEL NUMBER: 49043033000

SCHOOL DISTRICT: INDIANOLA

GENERAL AREA: INDIANOLA

NET TAXES: \$4,740.80

CSR2: 89.60

POSSESSION: AT CLOSING

TERMS: CASH, CONVENTIONAL

ZONING: R-2 (SINGLE FAMILY, MULTI-FAMILY, DUPLEX, TOWNHOME, ROWHOMES)

SEWER, ELECTRICAL, NATURAL GAS, FIBER OPTIC ARE ALL AVAILABLE.

KEATON DREHER

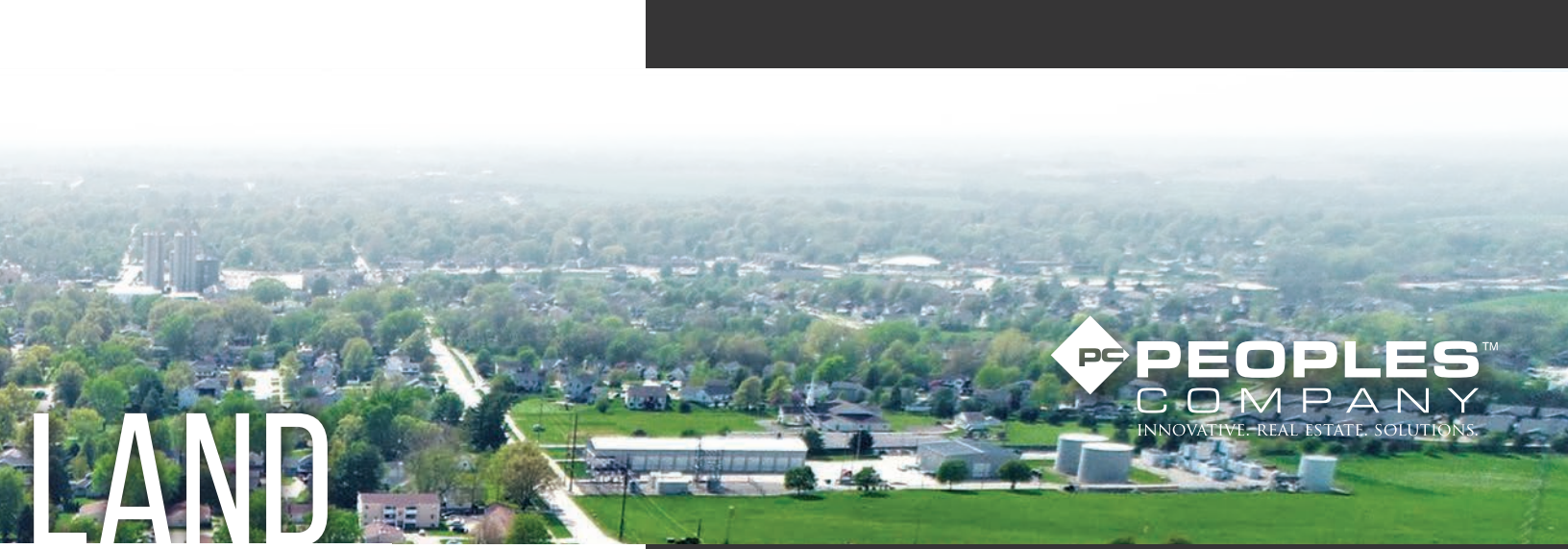
CELL: 515.650.1276

Keaton@PeoplesCompany.com

KALEN LUDWIG

CELL: 515.402.3169

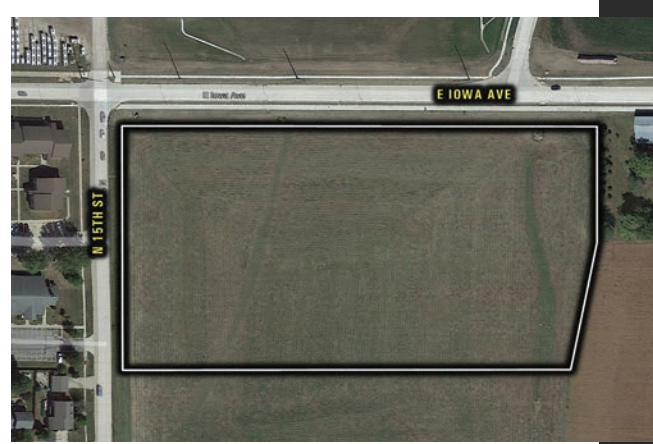
Kalen@PeoplesCompany.com



LAND



DEVELOPMENT CONCEPT



DIRECTIONS

From HWY 92, head North on N 15th St. to E Iowa Ave. Development is located on the right/east side of N 15th St. directly South of E Iowa Ave. From HWY 65, head East on E Iowa Ave., at the intersection of E Iowa Ave./N 15th St., turn right/south onto N 15th St. Development is located on the left/east side of N 15th St.

DISCLAIMER All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.



12119 Stratford Drive, Suite B
Clive, IA 50325

KEATON DREHER

CELL: 515.650.1276
Keaton@PeoplesCompany.com

KALEN LUDWIG

CELL: 515.402.3169
Kalen@PeoplesCompany.com



9.46
ACRES M/L

N 15TH ST. & E IOWA AVENUE
Indianola, IA 50125