

LAND FOR SALE



16.1 ACRES M/L | COMMERCIAL LAND HAWTHORNE CROSSING, BONDURANT, IOWA



Lot	Size (Square Feet)	Size (Acres)	Zoning	Price	Status
Outlot W	289,021 SF	6.635 Acres	C-2 Commercial	\$2.00/SF	Available
Outlot Y	412,383 SF	9.467 Acres	C-2 Commercial	\$2.00/SF	Available



LISTING # 12790

DESCRIPTION: Prime commercial land adjacent to Hwy 65 in Bondurant, IA. Both lots are shovel-ready with all utilities and infrastructure available with excellent visibility and exposure. Sites surrounded by multiple land uses including existing residential, future multifamily parcels and an assisted living facility. Parcels are located in an Urban Renewal District and eligible for Commercial Tax Abatement on improvements. Ideal for retail, office, or medical users with 9,600 vehicles per day (Iowa DOT 2012). Located on the east side of Bondurant, less than 3.5 miles to the new I-80 interchange.

ANNUAL TAXES:

Outlot W - \$5,054

Outlot Y - \$7,394

ZONING: C-2 Central Commercial

Contact Agent(s) for Permitted Uses, Urban Renewal District, and Tax Abatement information.

DIRECTIONS: From the intersection of I-80 and NE Hubbell Ave / Hwy 65 in Altoona, travel N / NE on Hwy 65 approximately 3.5 miles. Turn east / southeast onto Hawthorne Crossing Dr SE. Lots situated on either side of road.

SCOTT KELLY

C: 515.473.8913
Scott@PeoplesCompany.com

STEVE BRUERE

C: 515.240.7500
Steve@PeoplesCompany.com

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