

Lot 2  
7.06 ± AC

Hunt Avenue



7.06 ± AC FOR SALE

# HIGHWAY 6 & HUNT AVENUE

COUNCIL BLUFFS, IA 51503

\*Agent has equity



CUSHMAN &  
WAKEFIELD

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COMPANY

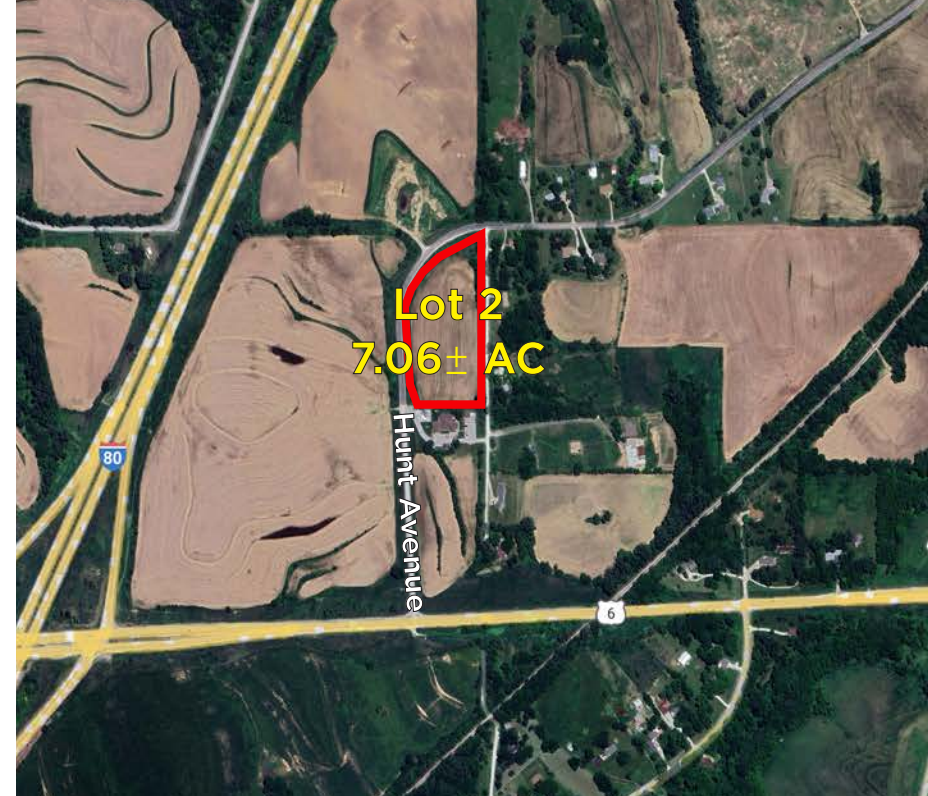
# HIGHWAY 6 & HUNT AVENUE

## COUNCIL BLUFFS, IA 51503

### Property Description

Parcels off of I-80 and Highway 6. This is currently one of two vacant parcels currently zoned agricultural and they are in the process of being zoned light industrial. Two large parcels in the immediate area are being developed for warehouse use. This I-80 location is the last undeveloped interchange in the metro area.

Asking Price:	\$1,230,135
Gross Acres:	7.06± AC
Price Per Acres:	\$174,240 Per Acre
Gross SF:	307,533± SF
Price Per SF:	\$4.00 PSF
Lot Dimensions:	Irregular
Flood Plain:	No
Improvements:	None
Utilities:	Water & Electricity
Zoninig:	AG - current LI - Planned

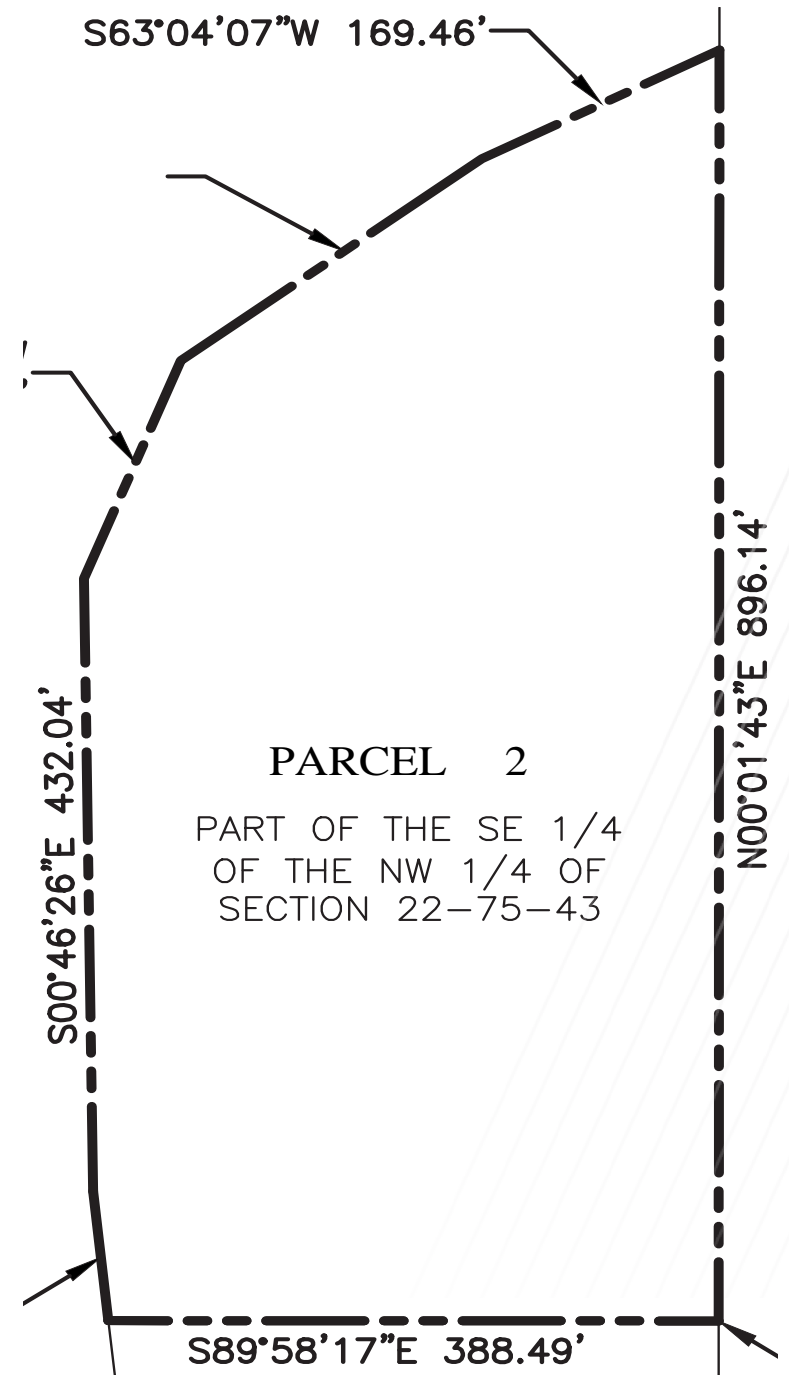


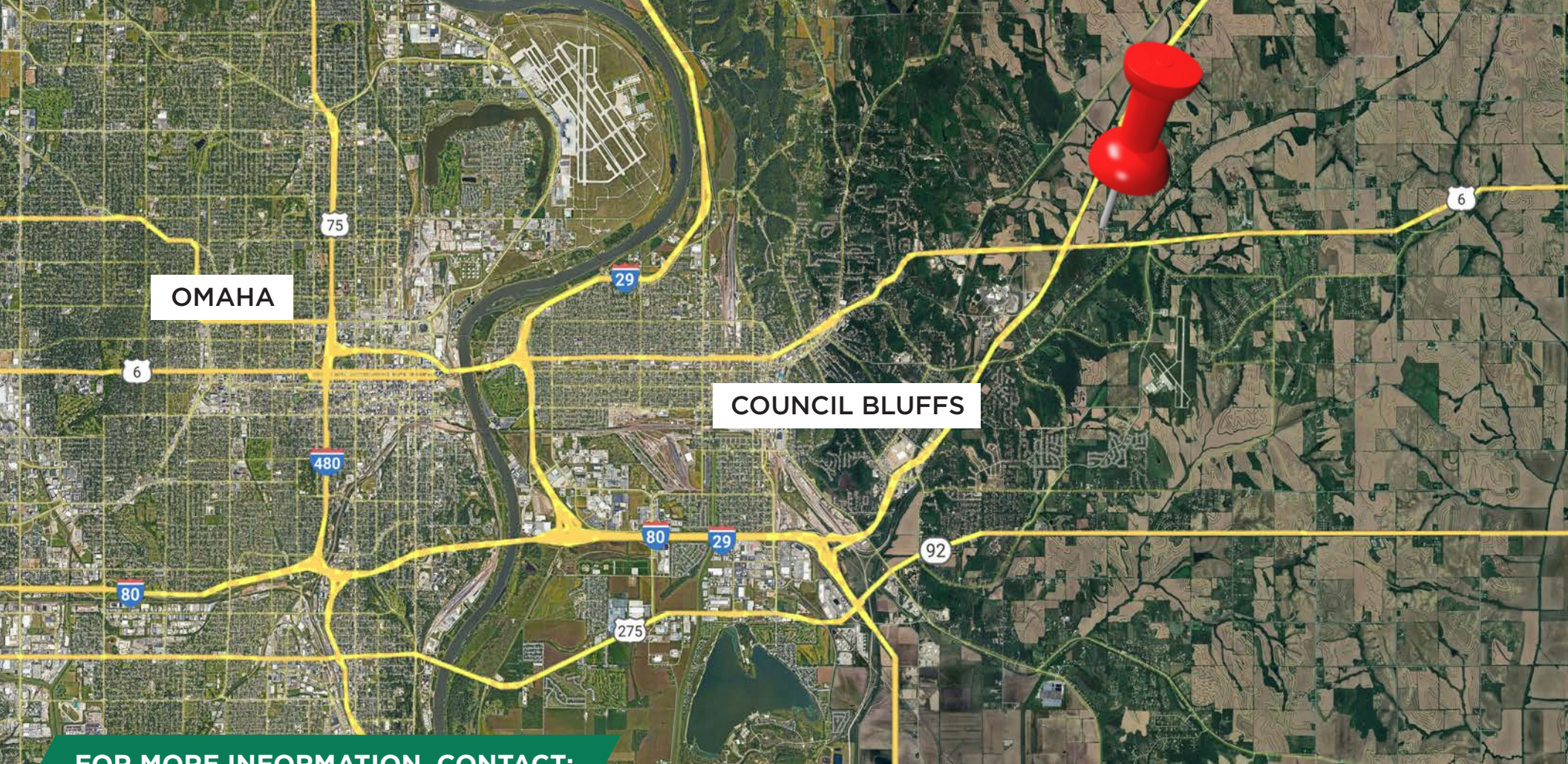
# HIGHWAY 6 & HUNT AVENUE

## COUNCIL BLUFFS, IA 51503

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4, OF SECTION 22, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SAID NW 1/4;  
 THENCE N00°01'43"E (ASSUMED BEARING) 351.94 FEET ON THE EAST LINE OF THE SE 1/4 OF SAID NW 1/4 TO THE POINT OF BEGINNING;  
 THENCE CONTINUING N00°01'43"E 896.14 FEET ON THE EAST LINE OF SAID NW 1/4;  
 THENCE S63°04'07"W 169.46 FEET ON THE SOUTHEASTERLY LINE OF HUNT AVENUE;  
 THENCE S53°25'22"W 238.86 FEET ON THE SOUTHEASTERLY LINE OF SAID HUNT AVENUE;  
 THENCE S21°52'00"W 165.46 FEET ON THE SOUTHEASTERLY LINE OF SAID HUNT AVENUE;  
 THENCE S00°46'26"E 432.04 FEET ON THE EAST LINE OF SAID HUNT AVENUE;  
 THENCE S06°05'59"E 91.82 FEET ON THE EAST LINE OF SAID HUNT AVENUE TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE FEDERAL LAND BANK ASSOCIATION OF COUNCIL BLUFFS RECORDED IN BOOK 77 AT PAGE 9621, RECORDS OF POTTAWATTAMIE COUNTY;  
 THENCE S89°58'17"E 388.49 FEET ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO THE FEDERAL LAND BANK ASSOCIATION OF COUNCIL BLUFFS TO THE POINT OF BEGINNING.  
 CONTAINING 307,626 SQUARE FEET OR 7.06 ACRES MORE OR LESS





OMAHA

COUNCIL BLUFFS

**FOR MORE INFORMATION, CONTACT:**

**MICHAEL EARL**

Director of Brokerage Services

+1 402 548 4005

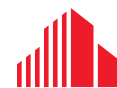
michael.earl@lundco.com

\*Agent has equity

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