



**1.8 (+ -) Acres**  
**Sale Price: \$1,401,470**

Highway 6 frontage land ready for development with utilities. Join Menards, Bucky's, Burger King, Metropolitan Community College, Pinnacle Bank, Scooter's and others in this mixed used area. Located just north of West Dodge Road on 204<sup>th</sup> Street.

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**Property Highlights**

Sale Price	\$1,401,470
Gross Acres	1.7796 AC
Gross SF	77,522 SF
Price Per Acre	\$787,520
Price Per SF	\$17.50
Total Contiguous	77,522 SF
Zoning	CC
Lot Dimensions	Irregular
Improvements	None
Utilities	At Street
Flood Plain	No

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Land Survey

