INDUSTRIAL/COMMERICAL
Cedar County, IA

Development Site For Sale
Asking Price $1,012,500

20.25 Acrces M/L | Listing #18088

Peoples Company is pleased to present an exceptional 20.25-acre m/l development tract located at the Tipton Exit 267 along U.S. Interstate 80 and access from Highway 38. Strategically positioned between Iowa City, IA, and the Quad Cities, this property boasts unparalleled accessibility and visibility, making it an ideal location for a wide range of business opportunities.

Currently zoned M-1 Light Industrial, this tract accommodates a variety of uses, including manufacturing and processing, animal hospitals, fabrication shops, and auto, farm implement, or truck sales. For a full list of permitted uses, please refer to the M-1 Light Industrial zoning attachment. Additionally, buyers have the option to collaborate with Cedar County Planning and Zoning to rezone the property to C-2 Highway Commercial, expanding the potential for highway-oriented commercial ventures.

The seller is open to subdividing the property, allowing buyers the flexibility to acquire the exact acreage needed for their specific project or business. Contact Listing Agents for more questions.

This prime development site represents a unique opportunity to secure a highly desirable location with significant growth potential. Contact Peoples Company for additional details or to schedule a site visit.

Highway 38 & 306th Street

*All utility information, availability, plans, timelines, locations, etc. should be confirmed with Cedar County Planning and Zoning and Cedar County's Engineer.

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