

**ALL FIELDS CUSTOMIZABLE 2**



**MLS #** 144114  
**Class** LAND  
**Type** COMMERCIAL LOTS  
**Area** DUBUQUE AREA  
**Asking Price** \$250,000  
**Address** 6601 Boulder Brokk Court  
**Address 2**  
**City** Dubuque  
**State** IA  
**Zip** 52003  
**Status** ACTIVE  
**Sale/Rent** For Sale  
**IDX Include** Y



**GENERAL**

<b>COUNTY</b>	Dubuque	<b>Lot Size</b>	52,490 SF
<b>Number of Acres</b>	1.21	<b>Price Per Acre</b>	\$206,612
<b>Commission: BA</b>	2%	<b>Commission Variable Y/N</b>	Yes
<b>Listing Date</b>	2/10/2022	<b>Expiration Date</b>	2/10/2023
<b>Parcel ID #</b>	1506226012	<b>Subdivision/Legal</b>	
<b>Zoning</b>	C3-General Commercial	<b>Gross Taxes</b>	2802.97
<b>Directions</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Tax ID</b>	
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Update Date</b>	2/21/2022	<b>Status Date</b>	2/10/2022
<b>HotSheet Date</b>	2/10/2022	<b>Price Date</b>	2/10/2022
<b>Input Date</b>	2/10/2022 5:10 PM	<b>General Date</b>	2/10/2022
<b>Associated Document Count</b>	1	<b>Original Price</b>	\$250,000
<b>Agent Hit Count</b>	48	<b>Cumulative DOM</b>	14
<b>Days On Market</b>	14		

**FEATURES**

<b>UTILITIES</b>	<b>POSSESSION</b>	<b>FENCING</b>	<b>MONTHLY ADVERTISING</b>
Water	Agreed	None	Yes
Sewer	<b>TERMS</b>	<b>GRADE SCHOOL</b>	<b>WEEKLY ADVERTISING</b>
Other	Cash	Hoover	Yes
<b>UTILITIES LOC.</b>	Financed	<b>JR. HIGH/MIDDLE SCHOOL</b>	<b>WEEKLY ADVERTISING #2</b>
Street	<b>EXTRAS</b>	E. Roosevelt Middle	Yes
Other	NONE	<b>SR HIGH SCHOOL</b>	
		Dubuque Senior	

**FINANCIAL**

<b>Client Hit Count</b>	7	<b>Financing Remarks</b>
-------------------------	---	--------------------------

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Buyers Name</b>	<b>Down Payment \$</b>
<b># of Years</b>	<b>Interest Rate</b>
<b>Buyer Points</b>	<b>Seller Points</b>
<b>Lease Date</b>	<b>Lease Terms</b>
<b>Other Comments</b>	<b>Seller Concession \$</b>
<b>Seller Concession Comment</b>	<b>Short Sale Y/N</b>

**AGENT ONLY REMARKS**

AGENT ONLY REMARKS

**MONTHLY REAL ESTATE GUIDE**

**Monthly Real Estate Guide** Prime site with excellent exposure located on the west end at the SW Arterial Interchange. Property offers frontage on HWY 20 and high visibility. Zoning permits multiple uses.

**WEEKLY AD COPY**

**Weekly Ad Copy** Prime location with excellent exposure on Dubuque's west end at the SW Arterial Interchange. Frontage on HWY 20 and high visibility with over 22,700 vehicles driving by daily (IADOT 2017). C-3 zoning permits multiple uses.

**PUBLIC REMARKS**

**PUBLIC REMARKS** Prime development site with excellent exposure located on the west end of Dubuque at the SW Arterial Interchanges. This property offers frontage on Highway 20 and high visibility with over 22,700 vehicles driving by daily (IADOT 2017). Street is improved with city water, sanitary sewer, and other utilities. Zoning is C-3 which permits office, medical, restaurants, and more – lots of possibilities.

**ADDITIONAL PICTURES**

