

Boulder Brook Ct. Dubuque, Iowa

Development Opportunity



- Prime location
- Highly visible sites along Highway 20
- Over 21,000 vehicles driving by daily (IADOT 2021)
- Excellent exposure
- Street improved with city water, sanitary sewer, and other utilities
- C-3 zoning permits medical, office, retail and more



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

08/21/2025

6501 Boulder Brook Ct. Dubuque, Iowa

Development Opportunity



2.93 Acres, \$600,000

- Located in Dubuque's newest west end business hub
- Growing residential, commercial, and retail landscape
- Prominently located near Barrington Lake and English Ridge Subdivisions
- Approximately 12,000 residents in a 6-mile radius
- One mile from Dubuque's Industrial Center with an extensive workforce



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

South Boulder Brook Ct. Dubuque, Iowa

Development Opportunity



Nancy Kann
563.580.7257
nancyk@gronen.com
www.dbqpropertygroup.com