

6501 Boulder Brook Ct. Dubuque, Iowa

Development Opportunity



Land for Sale

- Prime location
- 2.93 acres
- \$600,000
- Highly visible site along Highway 20
- Excellent exposure
- Over 22,700 vehicles driving by daily (IADOT 2017)
- Street improved with city water, sanitary sewer, and other utilities
- C-3 zoning permits medical, office, retail and more



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05/30/2024

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Development Opportunity



Location

- 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

Driving Distance

- U.S. Highway 20: 0.9 miles
- State Highway 52: 0.6 miles
- U.S. Highway 61 & 151: 5.8 miles
- Interstate I-380: 71 miles
- Interstate I-80: 80 miles
- Downtown Dubuque: 6 miles
- Thunder Hills: 6 miles
- Peosta: 7 miles
- Des Moines, IA: 199 miles
- Chicago, IL: 186 miles



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