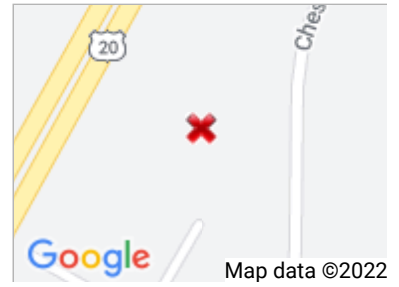


ALL FIELDS CUSTOMIZABLE 2

MLS # 144115
Class LAND
Type COMMERCIAL LOTS
Area DUBUQUE AREA
Asking Price \$600,000
Address 6501 Boulder Brook Court
Address 2
City Dubuque
State IA
Zip 52003
Status ACTIVE
Sale/Rent For Sale
IDX Include Y

**GENERAL**

COUNTY	Dubuque	Lot Size	127,631 SF
Number of Acres	2.93	Price Per Acre	\$204,778
Commission: BA	2%	Commission Variable Y/N	Yes
Listing Date	2/10/2022	Expiration Date	2/10/2023
Parcel ID #	1506226006	Subdivision/Legal	
Zoning	C-3 General Commercial	Gross Taxes	6739.73
Directions		Off Market Date	
Search By Map		Tax ID	
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	2/21/2022	Status Date	2/10/2022
HotSheet Date	2/10/2022	Price Date	2/10/2022
Input Date	2/10/2022 5:11 PM	General Date	2/10/2022
Associated Document Count	1	Original Price	\$600,000
Agent Hit Count	41	Cumulative DOM	14
Days On Market	14		

FEATURES

UTILITIES	POSSESSION	EXTRAS	JR. HIGH/MIDDLE SCHOOL
Water	Agreed	NONE	E. Roosevelt Middle
Sewer	TERMS	FENCING	SR HIGH SCHOOL
Other	Cash	None	Dubuque Senior
UTILITIES LOC.	Financed	GRADE SCHOOL	
Street		Hoover	
Other			

FINANCIAL

Client Hit Count	6	Financing Remarks	
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SOLD STATUS

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

AGENT ONLY REMARKS

AGENT ONLY REMARKS

MONTHLY REAL ESTATE GUIDE

Monthly Real Estate Guide

WEEKLY AD COPY

Weekly Ad Copy

PUBLIC REMARKS

PUBLIC REMARKS Prime development site with excellent exposure located on the west end of Dubuque at the SW Arterial Interchange. 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

