

US 71 South commercial parcel in Milford, Iowa

US 71 S | Milford, IA | US | Dickinson County
Available Acres: 4.34 | Sale Price: \$438,000



Zoning:	Commercial
Topography:	Fairly flat
Setting:	Single Site
Within City Limits:	Yes
Site Dimensions:	280' +/- x 550' +/-
Sale Price:	\$438,000
Lease Rate Note:	Not applicable
Last Updated:	Aug 20, 2021

Property and Area Description

Surrounded on all sides by paved roads, this commercial land parcel has 416 +/- direct Hwy 71 frontage plus 370 +/- direct frontage on Terrace Park Blvd., all just north of the Taco House across Hwy from Emerald Hills Golf Course. Gentle sloping from east to west, this fantastic setting also features Iowa Natural Heritage Foundation owned Wheeler Woods' (approx. 15 acres) directly to the west of this parcel. Fantastic options are yours to be had with this vacant ground. There is a 40' x 40' easement on the NE corner for a Hwy sign. (not placed yet) See plat and parcel size under "documents" on flex. Large commercial parcels on Hwy. 71 are hard to locate, especially in the heart of the Iowa Great Lakes

Population

	16,669 10 Mile Radius	44,581 20 Mile Radius	189,577 50 Mile Radius
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Source: ESRI®, 2025

Households

	7,832 10 Mile Radius	19,863 20 Mile Radius	77,800 50 Mile Radius
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Source: ESRI®, 2025

Economic Development Contact

Iowa Lakes Corridor
Iowa Lakes Corridor Development Corp.
520 Second Avenue East, Ste. 2
Spencer, IA 51301
(712) 264-3474 | info@lakescorridor.com

Realtor/Owner Contact

Eric Hoiem
Hoiem Realty
(712) 336-2790 | eric@hoiem.com

Transportation

Nearest Highway: US Highway 71 (0 mi.)
Nearest Interstate: I-90 (23 mi.)
Ingress/Egress Notes: Direct to US 71
Nearest Airport: Fuller Airport Milford Iowa (1.8 mi.)
Nearest Commercial Airport: Sioux Falls Regional Airport (104 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy
Natural Gas: Alliant Energy
Water: City of Storm Lake
Sewer: City of Storm Lake