

Commercial Lot on US 71/18 in Spencer

2200 block Highway Boulevard | Spencer, IA | US | Clay County

Available Acres: 5.29 | Sale Price: \$250,000



Zoning:	Commercial
Topography:	Flat
Adjacent Available Acres:	0
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Site Dimensions:	407x592
Sale Price:	\$250,000
Last Updated:	Jun 8, 2023

Economic Development Contact

Iowa Lakes Corridor

Iowa Lakes Corridor Development Corporation
520 2nd Avenue East, Suite 2
Spencer, IA 51301
(800) 765-1428 | info@lakescorridor.com

Realtor/Owner Contact

Ben Hollesen

Midwest Land Management-Ben Hollesen
(712) 262-3110 |
ben@midwestlandmanagement.com

Property and Area Description

Don't miss this rare opportunity to purchase 407 feet of Highway 71 frontage in north Spencer that you can develop to suit your needs. This is a great location for multiple uses with excellent visibility and traffic counts of 9,800 vehicles per day. + Prime location along Highways 71 & 18 + 407 feet of highway frontage + 2015 Iowa DOT Annual Average Daily Traffic Count: 9,800 vehicles per day + Zoning: C-2 Highway Commercial + Annual Real Estate Taxes: \$3,080

Population



14,767

10 Mile Radius

37,776

20 Mile Radius

198,831

50 Mile Radius

Source: ESRI®, 2025

Households



6,512

10 Mile Radius

16,948

20 Mile Radius

81,011

50 Mile Radius

Source: ESRI®, 2025

Transportation

Nearest Highway: US Highway 71/18 (Adjacent mi.)

Nearest Interstate: I-90 (35.00 mi.)

Ingress/Egress Notes: Direct access to US 71/18

Nearest Airport: North West Iowa Regional Airport (4.00 mi.)

Nearest Commercial Airport: Sioux Falls, SD (116 mi.)

Rail Served: No

Rail Served By: Other

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: Spencer Municipal Utilities

Natural Gas: Black Hills Energy

Water: Spencer Municipal Utilities

Sewer: City of Spencer

Iowa Lakes Corridor

520 2nd Ave E, Suite 2 | Spencer, IA 51301 | (712) 264-3474 | info@lakescorridor.com