



Zoning:	Commercial
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	763 x 1314
Specialty Features:	None
Sale Price:	\$6
Sale Price Note:	\$6/sf
Lease Terms:	Not For Lease
Lease Rate Note:	n/a
Last Updated:	Jan 10, 2024

### Economic Development Contact

**Rick Dickinson**  
Greater Dubuque Development Corporation  
900 Jackson Street, Suite 109  
Dubuque, Iowa 52001  
(563) 557-9049 | gddc@greaterdubuque.org

### Realtor/Owner Contact

**Steve Moore**  
Steve Moore Real Estate  
(319) 530-2916 | stevemore180@yahoo.com

### Property and Area Description

13.87 acre site conveniently located adjacent to U.S. Highway 20

### Population

	<b>21,247</b>	<b>121,020</b>	<b>182,627</b>
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

### Households

	<b>7,621</b>	<b>49,288</b>	<b>74,415</b>
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** U.S. Highway 20 (<1 mi.)  
**Nearest Interstate:** Interstate 80 (76 mi.)  
**Nearest Airport:** Dubuque Regional Airport (17 mi.)  
**Nearest Commercial Airport:** Dubuque Regional Airport (17 mi.)  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

### Utilities

**Water:** City of Epworth  
**Sewer:** City of Epworth