



BLACKHAWK PROPERTIES 5 & 6

U.S. HIGHWAY 61 & MITTMAN RD., **MUSCATINE, IA** 52761

QC, THAT'S WHERE!



This 49 acre property is located in the industrial area of Muscatine. This site is located just north of the new Loves Truck Stop. The property contains two parcels owned by a local businessman. The upper parcel is 32.03 acres and costs \$60,000 per acre. The lower parcel is 16.46 acres and is \$110,000 per acre.

BLACKHAWK PROPERTIES 5 & 6

Address: U.S. Highway 61 & Mittman Road
City: Muscatine
County: Muscatine
State: IA
Zip Code: 52761
Acres: 49.3
Sale Price: \$60,000/acre upper parcel;
\$110,000/acre lower parcel
Ownership: Private

SITE FEATURES

Zoning: Industrial-Light
Topography: Near flat
In Floodplain: No
Within City Limits: Yes
Historical Use: Agriculture
Divisible: Yes
Adjacent Available Land: No
Written Covenants: No
General Site Configuration: Rectangular

DUE DILIGENCE STUDIES & REPORTS

- ✗ Phase 1 Environmental Report complete and clear
- ✓ Geotechnical Study complete and clear
- ✗ Wetlands Delineation complete and clear
- ✗ Archeological Study complete and clear
- ✗ Endangered Species Analysis complete and clear



TRANSPORTATION

Nearest 4-lane Hwy: U.S. Highway 61
Distance to 4-lane Hwy: .1 mile
Nearest Interstate: Interstate 80
Distance to Interstate: 20.5 miles
Visibility from Highway/Interstate: Yes
Nearest Commercial Airport: Quad Cities International Airport (MLI)
Distance to Commercial Airport: 38.7 miles
Rail Served: No



ELECTRIC SERVICE

Supplier: Muscatine Power & Water
Distribution Voltage: Access to 7.9kV distribution and 161kV transmission lines



NATURAL GAS

Supplier: Alliant Energy
Size of Line: 8"
Pressure: 220 psi



WATER

Supplier: Muscatine Power & Water
Size of Line: 12"
Capacity: 75-80 psi



WASTEWATER

Supplier: City of Muscatine
Size of Line: 8" main



TELECOMMUNICATIONS

Supplier: Muscatine Power & Water
Services Available: Fiber



FOR MORE INFORMATION, CONTACT:

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