

FOR SALE

±164 AC COMMERCIAL DEVELOPMENT OPPORTUNITY

IA-4 & LINCOLLN HWY
JEFFERSON, IA 50129

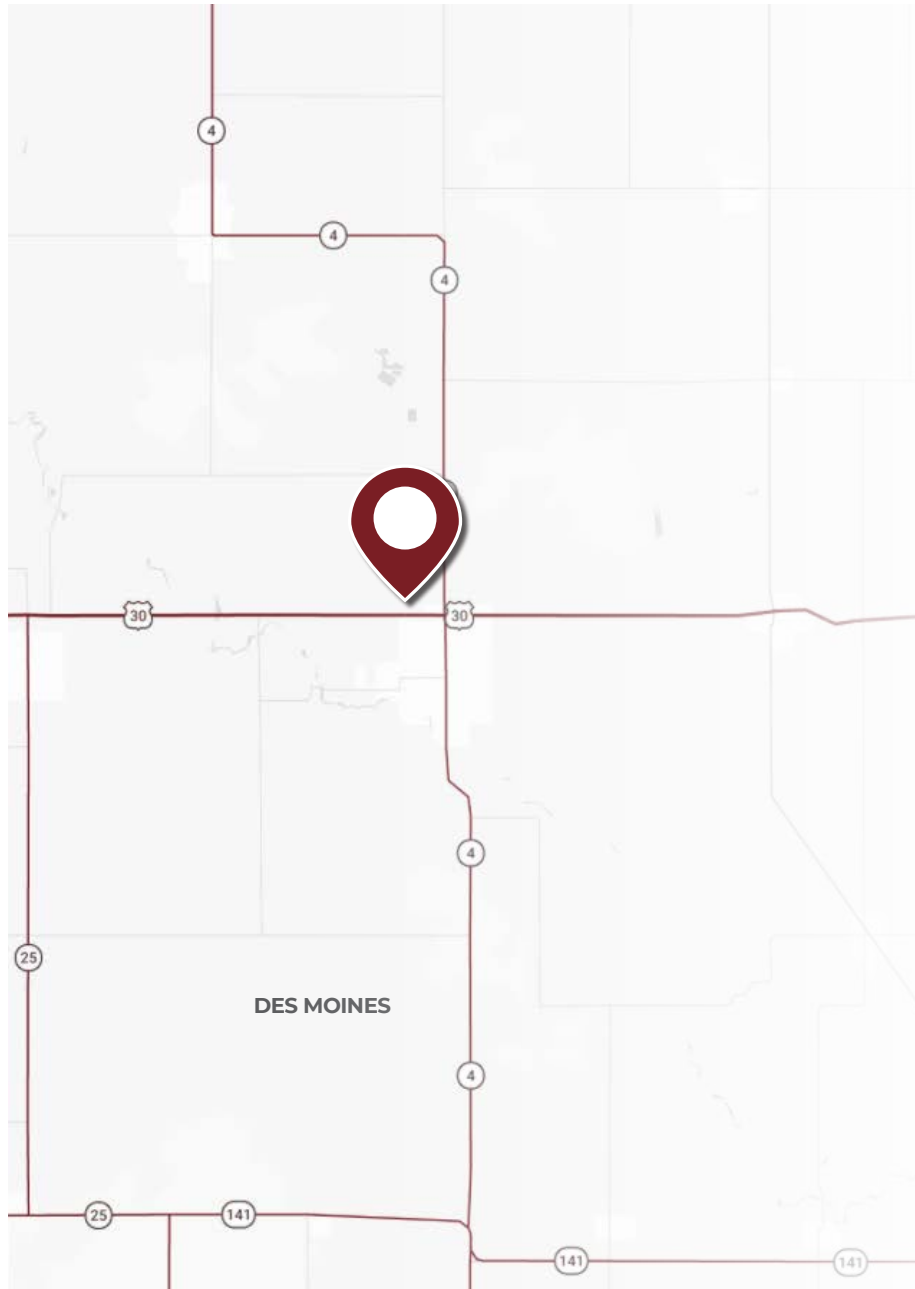
**PAIGE
RUETER
BENLAALA**

515-370-3211
Paige@rueterco.com
Licensed in Iowa

RUETER
PROPERTIES

2425 NE 126th Avenue
Elkhart, IA 50073
www.rueterproperties.com

SITE OVERVIEW



This ±164-acre commercial development opportunity is located in Jefferson, Iowa, near Wild Rose Casino & Hotel and the Lincoln Highway / IA-4 corridor. Positioned within an established commercial and hospitality area, the site offers significant land scale for future development, with proximity to lodging, entertainment, education, highway access, and surrounding community services. The property provides a flexible opportunity for large-scale commercial, mixed-use, hospitality, recreation, or destination-oriented development.

PROPERTY DESCRIPTION

- ±164 acres of commercial development land
- Large-scale site with flexible development potential
- Positioned near Wild Rose Casino & Hotel Jefferson
- Opportunity for commercial, hospitality, or mixed-use development
- Located near existing commercial and community anchors
- Suitable for phased development or large-format users
- Call for pricing

LOCATION DESCRIPTION

- Located in Jefferson along the Lincoln Highway corridor
- Positioned near IA-4 with regional north-south access
- Adjacent to Wild Rose Casino & Hotel Jefferson
- Near Greene County High School and community services
- Convenient access to surrounding residential and commercial areas
- Strong visibility within an emerging commercial node

±164
TOTAL
ACRES

COMMERCIAL
PROPERTY
TYPE

IA-4
HIGHWAY
ACCESS