

Development Land

4832 NE 56th Street, Altoona, Iowa

**FOR
SALE**



Property Description

- ◆ 23.465 Acres of Development Land Available for Sale
- ◆ Sale Price: \$3,850,000
- ◆ Planned Zoning General Commercial
- ◆ TIF District
- ◆ Located in Fast Growing Retail Area
- ◆ Streets and Utilities to Site

Amenities

- ◆ Adjacent to Menards, Wal-Mart Super Center and Adventureland Park
- ◆ Close Proximity to Target, Staples, Lowes and Prairie Meadows Racetrack & Casino
- ◆ Across from Planned 200-Acre Retail Site Anchored by Bass Pro Shops
- ◆ Daily Traffic Counts (2008):
 - ◆ NE 46th/8th Street - 20,000 Vehicles
 - ◆ 34th Avenue SW - 6,400 Vehicles
 - ◆ Hubbell/Hwy 6 - 7,900 Vehicles
 - ◆ Hwy 65 - 21,400 Vehicles



FOR ADDITIONAL INFORMATION CONTACT:

BRIAN PHILLIPS

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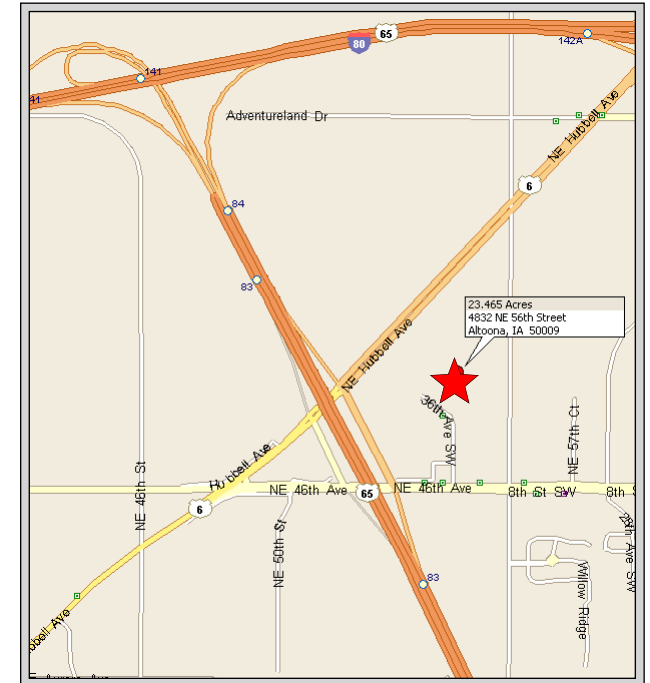
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LOCATION MAP



DEMOGRAPHICS (2009)

Radius (miles)	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	2,552	29,479	60,957
Households	914	11,344	23,686
Avg. HH Income	\$73,961	\$61,318	\$58,431
Median HH Income	\$67,602	\$54,409	\$51,190
Avg. Median Age	37.12	35.37	36.30



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.