

**3300 S 11TH ST.  
COUNCIL BLUFFS, IA 51501**



**HEARTLAND  
PROPERTIES, INC.**



**\*\*\*PRIME PIECE OF INDUSTRIAL GROUND\*\*\***

- Approximately 11.63 acres of land
- Easy access to I-29 and I-80 interstates
- Zoned I-2
- Suitable for industrial or commercial development.
- Total of 394.5' of road frontage
- Average depth of 1294'

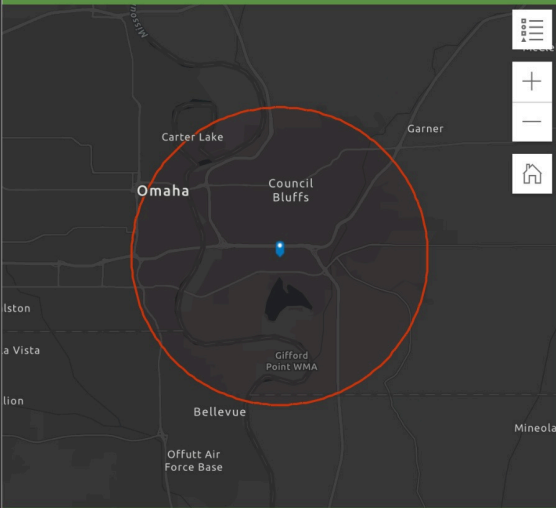
**11.63 ACRES FOR SALE**  
**\$2,000,000**



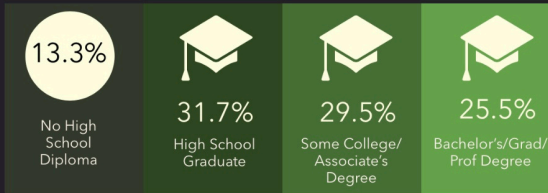
# DEMOGRAPHIC PROFILE

3300 S 11th St, Council Bluffs, Iowa, 51501

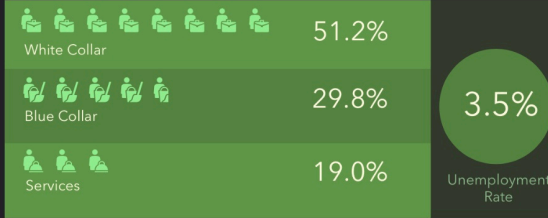
Ring of 5 miles



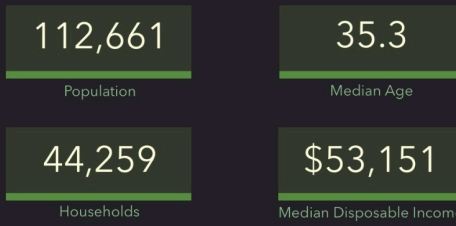
## EDUCATION



## EMPLOYMENT



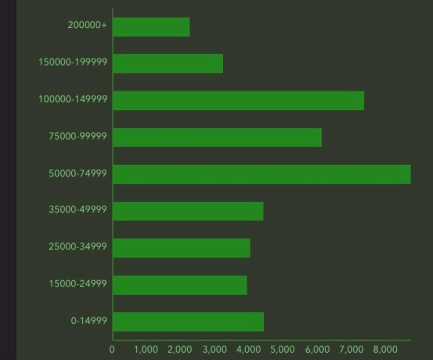
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.

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**HEARTLAND**  
 PROPERTIES, INC.

**HANWRIGHT**  
**EDWARDS**  
 GROUP

