

FOR SALE



HEARTLAND
PROPERTIES, INC.

LOT 4 MARKETPLACE COUNCIL BLUFFS, IA



HIGHLY VISIBLE 2.84 ACRE OUTLOT

ZONING

PC - PLANNED COMMERCIAL
OPPORTUNITY ZONE

ASKING PRICE

\$999,999 / \$8.08 PSF

360 VIEW



STREET FRONTAGE

386 FT

SPACE AVAILABLE

123,710 SF

TRAFFIC COUNTS

77,000 VPD 24TH ST/I-80



COMING SOON!

60,000 SF FAMILY ENTERTAINMENT CENTER

***MULTIPLE HOTELS

700+ UNIT APARTMENT COMPLEXES

96 BED BEHAVIORAL HEALTH HOSPITAL

>1 MINUTE OFF OF I-29/I-80

7 MINUTES TO DOWNTOWN OMAHA

14 MINUTES TO EPPLY AIRFIELD

Property Features

This 2.84-acre PC-zoned site presents a strong opportunity for retail, restaurant, medical, or mixed-use development in one of Council Bluffs' most active commercial corridors.

Positioned along S 24th Street with excellent visibility and access to I-80/I-29, the property is surrounded by established national retailers including Culver's and Texas Roadhouse, with consistent daily traffic. The site is ideally suited for an 8,000-10,000 SF strip center with a drive-thru pad, offering flexibility for a variety of users and strong lease-up potential.

Area growth continues to accelerate with:

- Over 700 apartment units planned or under construction within 2 miles
- Acadia Behavioral Health Hospital opening in 2026
- Amazon fulfillment center and continued expansion from major employers nearby

Located within an Opportunity Zone, this site offers potential tax advantages for investors and developers.

Conceptual Layout:

8,000-9,000 SF strip center
1 drive-thru pad (coffee or QSR)
70-90 parking spaces
Designed for strong traffic flow

TARGET USERS

Fast casual / QSR
Coffee drive-thru
Medical / wellness
Salon / service retail
Boutique fitness
Small-format grocery or specialty retail

THIS IS WHAT THIS SITE COULD BECOME



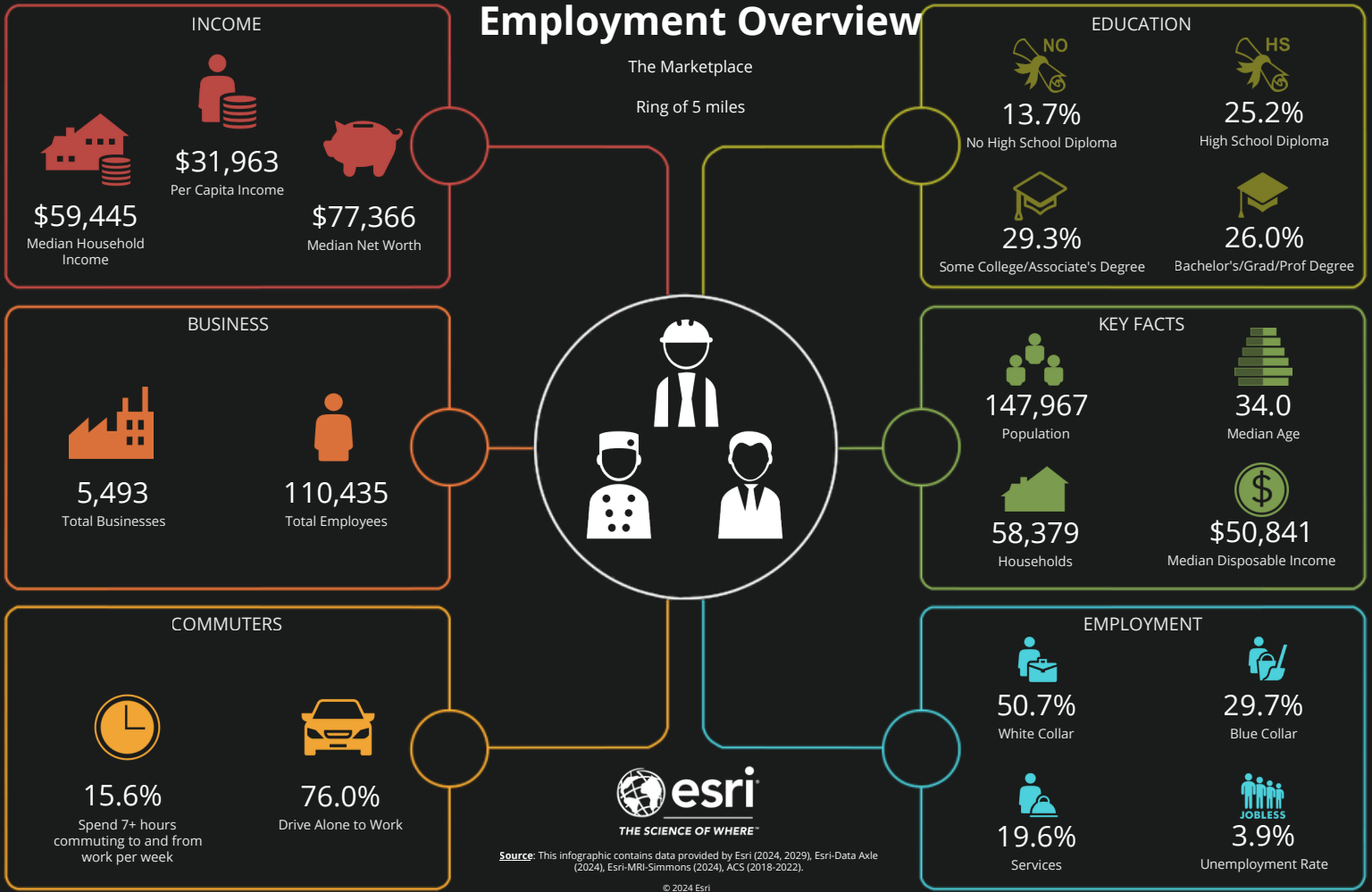
Main Building

8,000-12,000 SF single-story medical building
Divided into 3-5 suites

Possible Tenants:

Dental office
Physical therapy
Primary care / urgent care
Mental health / counseling
Med spa / aesthetics

Employment Overview



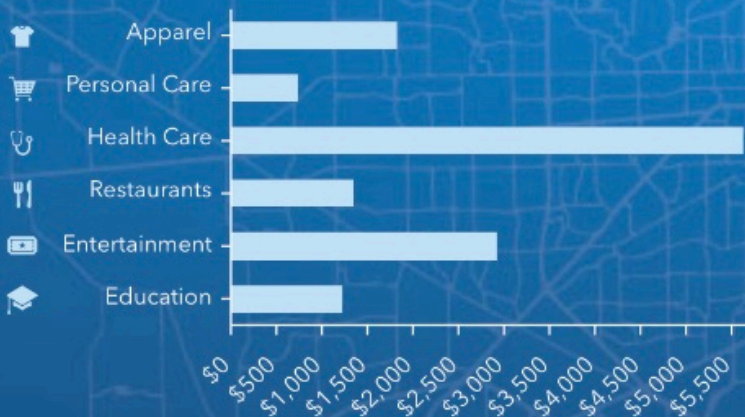
Retail Demand by Industry

The Marketplace
The Marketplace
Ring of 5 miles



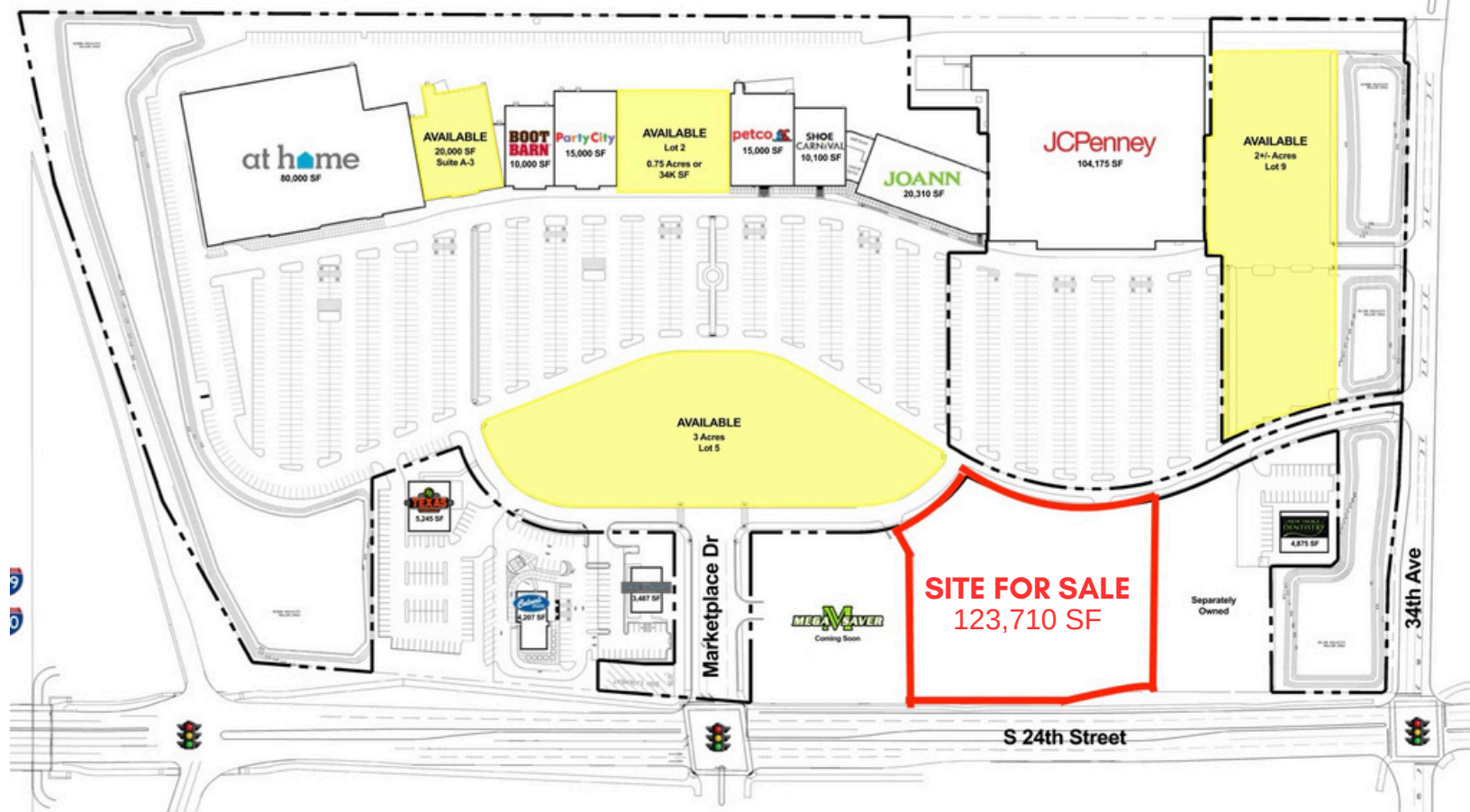
NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	74	\$22,326.78	\$1,303,415,150
44-45	Retail Trade	74	\$19,077.14	\$1,113,704,519
722	Food Services & Drinking Places	74	\$3,249.64	\$189,710,630

ANNUAL SPENDING PER HOUSEHOLD



KEY DEMOGRAPHIC FACTS





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