

For Sale

# Development Land

90 Acres

## Council Street & Baker Avenue

West Branch, Iowa

### Property Highlights

- For Sale: 90 acres
- Located just south of the West Branch Industrial Park on the east side of Baker Avenue
- Parcel #031013171000070 - approximately 19.88 acres
- Parcel #031013173000010 & #031013173000040 (northern majority of each parcel) - approximately 70.12 acres combined
- Zoning: A - Agriculture

### Location Description

Located south of Interstate 80 at Exit 254, just south of the West Branch Industrial Park. Procter & Gamble and U.S. AutoForce occupy buildings immediately north of the site.

### OFFERING SUMMARY

<b>Sale Price</b>	\$7,200,000
<b>Lot Size</b>	90.0 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>5 Miles</b>	3,975	\$97,281
<b>10 Miles</b>	58,124	\$92,301
<b>20 Miles</b>	195,604	\$109,639

For more information

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# Additional Photos



# Location Maps

