MAGNOLIA ROAD, UNDERWOOD, IA 51576





Site Data

- Traffic Counts 77,000 VPD I-80/I-29
- Directly off Underwood Exit
- Excellent I-80 exposure
- Directly off Magnolia Rd. & Abuts I-80
- Development Potential subject to zoning change
- Buyer to satisfy themselves of all utility locations, size and capacities.

This prime tract of land is well positioned for various commercial or industrial uses given its phenomenal location at the Underwood exit of Interstate I-80. Highly visible, and easily accessible, this large tract offers great development opportunity for a large scale project, or could be subdivided for multiple smaller users. The site has access to both Regional Water and City Sewer utilities along Magnolia Rd as well as the option to connect to natural gas and electricity services through MidAmerican Energy.

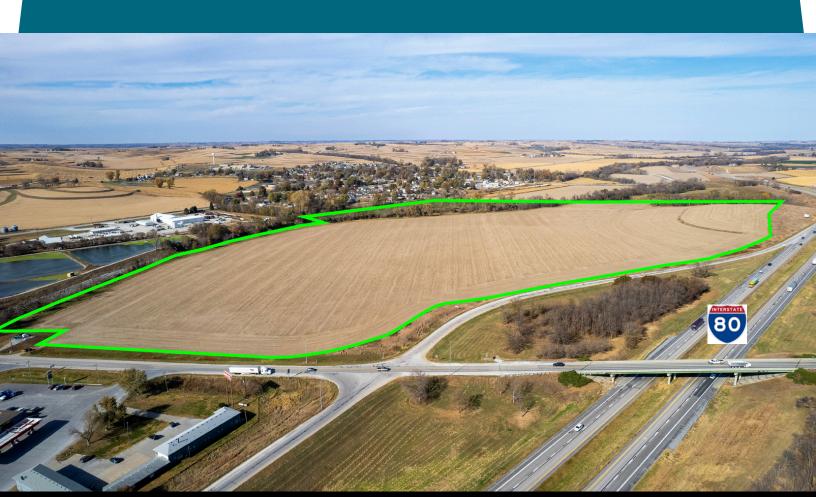
Site Data

Zoning - AG, Subject to Zoning Change Street Frontage - 618' Magnolia Rd. Topography - Cleared Open; Level \$5,500,000 \$52,103.07 PER ACRE



535 W Broadway Suite 100 Council Bluffs, Iowa 51503 712-325-0445 www.heartlandproperties.com

LANDMARK	TRAVEL DIST	DRIVE TIME
COUNCIL BLUFFS IWCC	10.4 MILES	13 MINUTES
HENRY DOORLY ZOO	18.9 MILES	19 MINUTES
LAURITZEN GARDENS	19.7 MILES	22 MINUTES
CHI CONVENTION CENTER	20.3 MILES	21 MINUTES
CHARLES SCHWAB FIELD	20.5 MILES	22 MINUTES
OLD MARKET DISTRICT	20.3 MILES	22 MINUTES
EPPLEY INT'L AIRPORT	22.8 MILES	25 MINUTES



BUSINESS INCOME



56

Total Businesses



543

Total Employees



\$106,000

Median Household



\$48,107

Per Capita Income



\$504,300

Median Net Worth

5 MILE RADIUS



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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