

**MAGNOLIA ROAD,
UNDERWOOD, IA 51576**



105.56 +/- ACRES MAGNOLIA ROAD

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

OFFERED AT
\$5,500,000
\$52,103.07 PER ACRE

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





56

Total Businesses



543

Total Employees



\$106,000

Median Household
Income

\$48,107

Per Capita Income



\$504,300

Median Net Worth

5 MILE RADIUS

KEY FACTS

2,659

Population



2.7

Average
Household Size

41.5

Median Age

\$106,000

Median Household
Income

EDUCATION

2.0%

No High School
Diploma

27.3%

High School
Graduate

38.0%

Some College/
Associate's
Degree

32.7%

Bachelor's/Grad/
Prof Degree

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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