

LOT FOR SALE

8 ACRE BUILDING LOT

Runnels, IA 50327



OFFERING SUMMARY

Sale Price:	\$369,000
Price / Acre	\$45.78
Lot Size:	8.06 Acres
Street	Hard Surface
Zoning:	Transitional Agricultural
School District	S.E. Polk

PROPERTY OVERVIEW

8 acre lot with a number of building options for a single family home or multiple structures. The back portion of the property is heavily wooded with an abundance of Deer, Turkey, mushrooms and other wildlife and two possible pond sites on the property.

The site would be an ideal location for a secluded acreage with it being on a paved road, and utilities to the street, but still conveniently located less than 10 minutes from Altoona, Pleasant Hill, SE Polk High School and Runnels Elementary and a 12 minute commute to downtown.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Population	199	4,154	30,883
Total House Holds	83	1,763	10,828
Total Persons per HH	2.4	2.4	2.6
Average HH Income	\$98,252	\$89,166	\$93,037
Average House Value	\$305,137	\$244,999	\$216,443
Median Age	45	47.7	36

Matt Shaw
515 360 2247

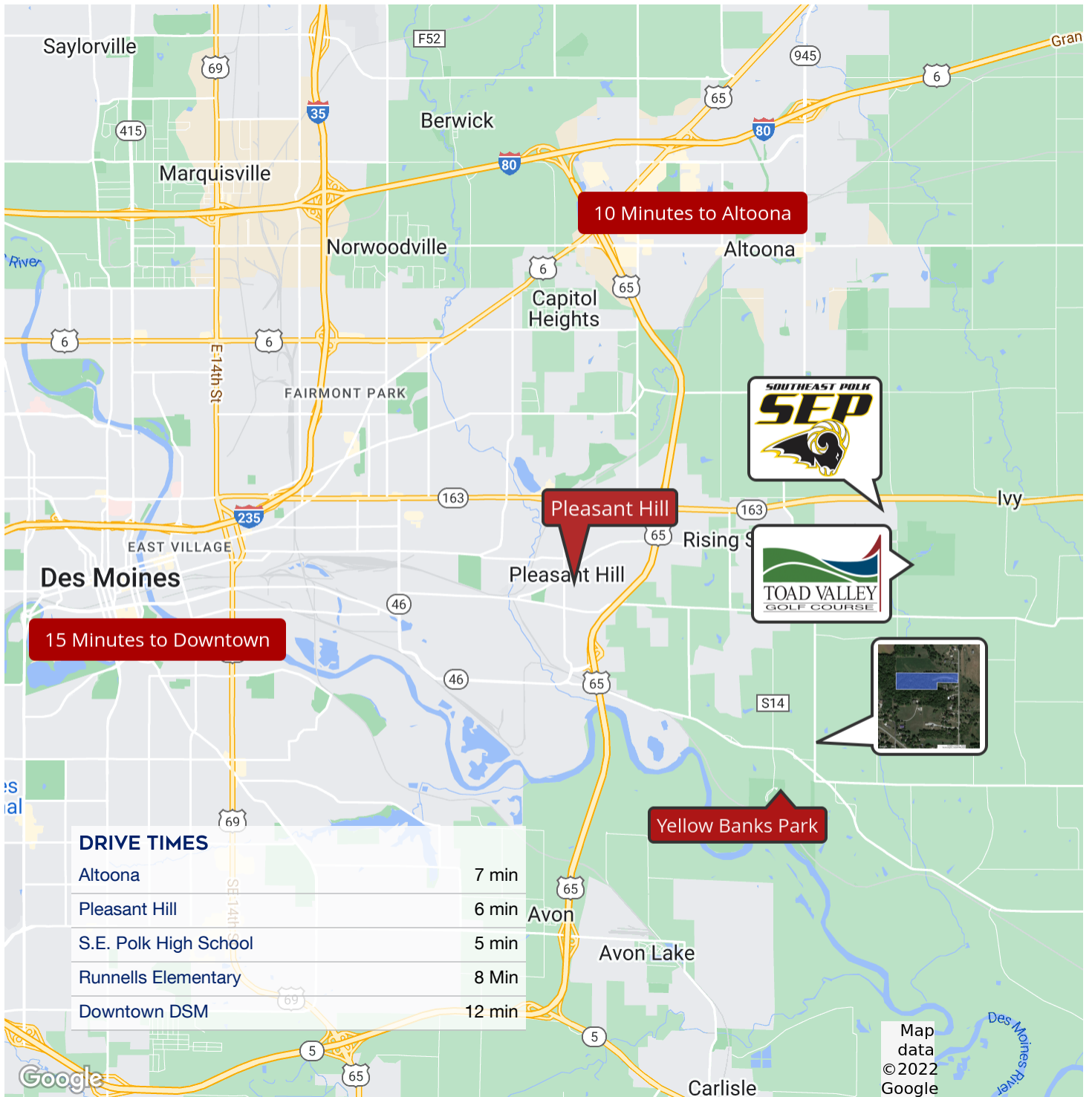


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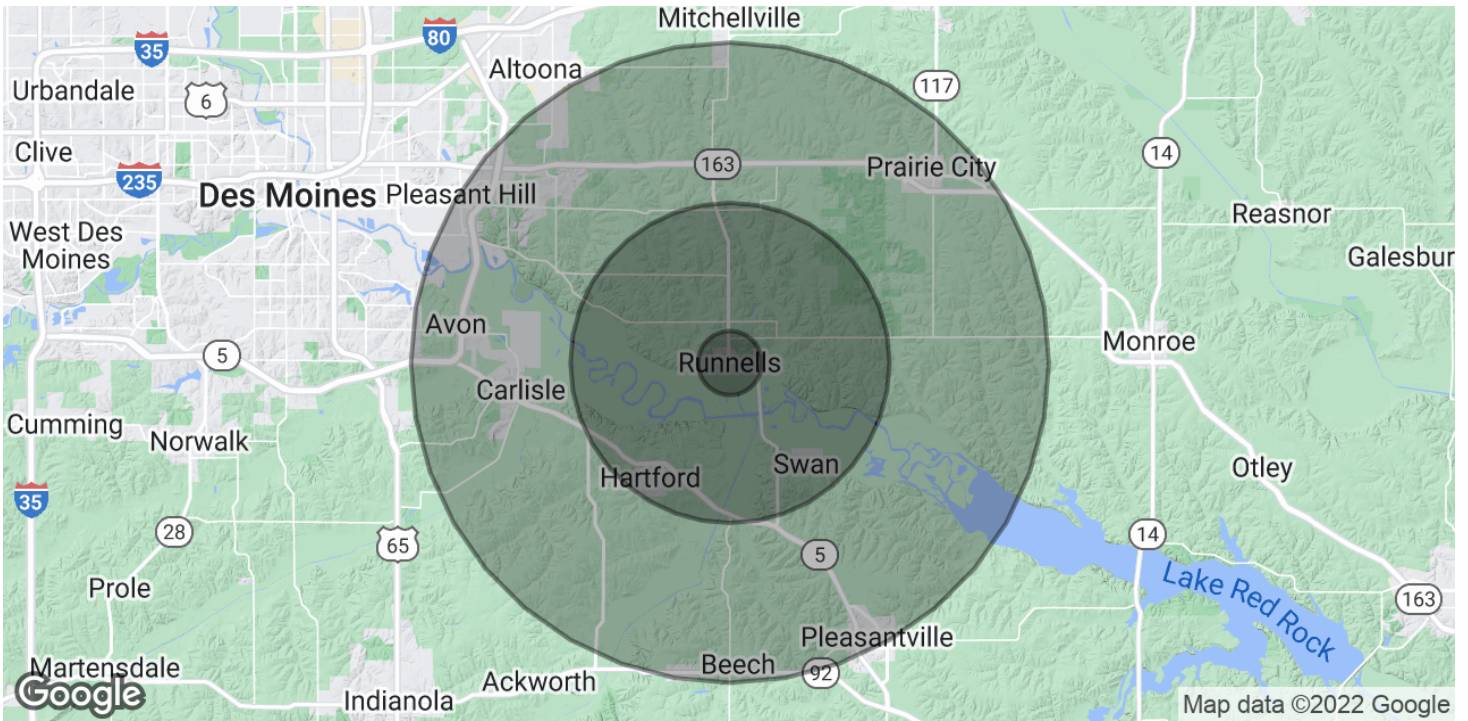


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SALE

220/00422-007-000

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	199	4,154	30,883
Average Age	45.0	41.7	38.0
Average Age (Male)	44.3	41.5	37.2
Average Age (Female)	48.2	43.7	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	83	1,763	11,828
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$98,252	\$89,166	\$93,037
Average House Value	\$305,137	\$244,999	\$216,443

* Demographic data derived from 2020 ACS - US Census

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