

**SW CORNER OF S 24TH ST & 23RD AVE  
COUNCIL BLUFFS, IA 51501**



### Site Data

- Traffic Counts 77,000 VPD I-80/I-29  
13,000 VPD Corner of S 24th St & 23rd Ave
- 1st exit when entering into Iowa from Nebraska via I-80
- Excellent I-80 exposure
- 2 blocks North of I-80: Corner site
- Multiple access points; 23rd Ave & S 24th St
- Buyer to satisfy themselves of all utility locations, size and capacities. \*
- Urban Revitalization Zone/ Opportunity Zone

### Neighboring Businesses

- Horseshoe Casino
- Sapp Bros
- Bass Pro
- Mid America Center Arena
- Iowa West Field House
- AMC Cinema
- The Marketplace Shopping Center
- Tesla
- Lazydays RV's

### Site Data

**Zoning - Planned Commercial**  
**Street Frontage - 1912' Total**  
**Topography - Cleared Open; Level**

**OFFERED AT**  
**\$8 PSF**  
**\$2,844,294**

**LANDMARK**

**TRAVEL DIST**

**DRIVE TIME**

<b>HENRY DOORLY ZOO</b>	<b>4.7 MILES</b>	<b>6 MINUTES</b>
<b>LAURITZEN GARDENS</b>	<b>4.3 MILES</b>	<b>7 MINUTES</b>
<b>CHI CONVENTION CENTER</b>	<b>4.6 MILES</b>	<b>7 MINUTES</b>
<b>CHARLES SCHWAB FIELD</b>	<b>5.2 MILES</b>	<b>7 MINUTES</b>
<b>OLD MARKET DISTRICT</b>	<b>4.9 MILES</b>	<b>7 MINUTES</b>
<b>HEARTLAND OF AMERICA PARK</b>	<b>4.6 MILES</b>	<b>8 MINUTES</b>
<b>EPPLEY INT'L AIRPORT</b>	<b>7.9 MILES</b>	<b>12 MINUTES</b>



KEY FACTS

158,319

Population

33.6

Median Age

2.4

Average Household Size

\$57,865

Median Household Income

29,135

2023 Owner Occupied Housing Units (Esri)

33,707

2023 Renter Occupied Housing Units (Esri)

BUSINESS



5,920

Total Businesses



118,177

Total Employees

5 mile



Opportunity Zone & Urban Revitalization District

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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