

# For Sale

17.22 Acres | \$14,808 / AC  
Land Space



## 0 Cottonwood

Roland, Iowa 50248

### Property Highlights

- Strategic location for development opportunities
- Ample space for customization and expansion
- Versatile canvas for a small housing complex or office development
- Strong potential for individual builds or acreage development
- Proximity to thriving Story City community
- Access to local amenities and services

### Property Overview

Prime investment opportunity in the sought-after Story City area! This expansive property offers a strategic location and potential for land and office investors. With ample space for development, this parcel presents a canvas for a small housing complex, acreage for individual builds, or office

### Offering Summary

Sale Price:	\$255,000
Available SF:	17.22 Acres
Lot Size:	17.22 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	508	1,018	1,450
Total Population	1,123	2,270	3,260
Average HH Income	\$76,911	\$79,272	\$80,997

### For More Information

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**BROCHURE**

**0 Cottonwood, Roland, IA 50248**

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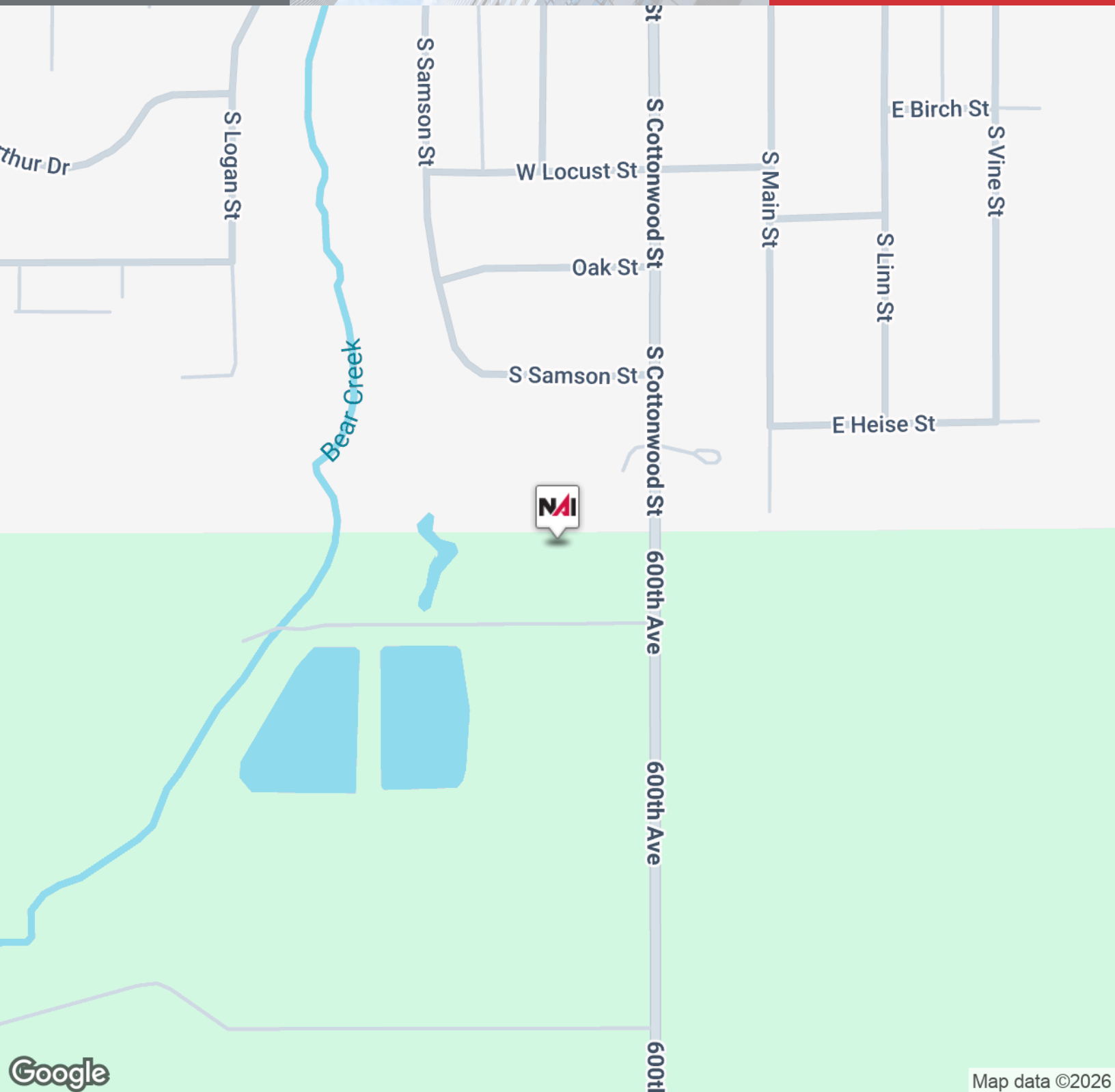
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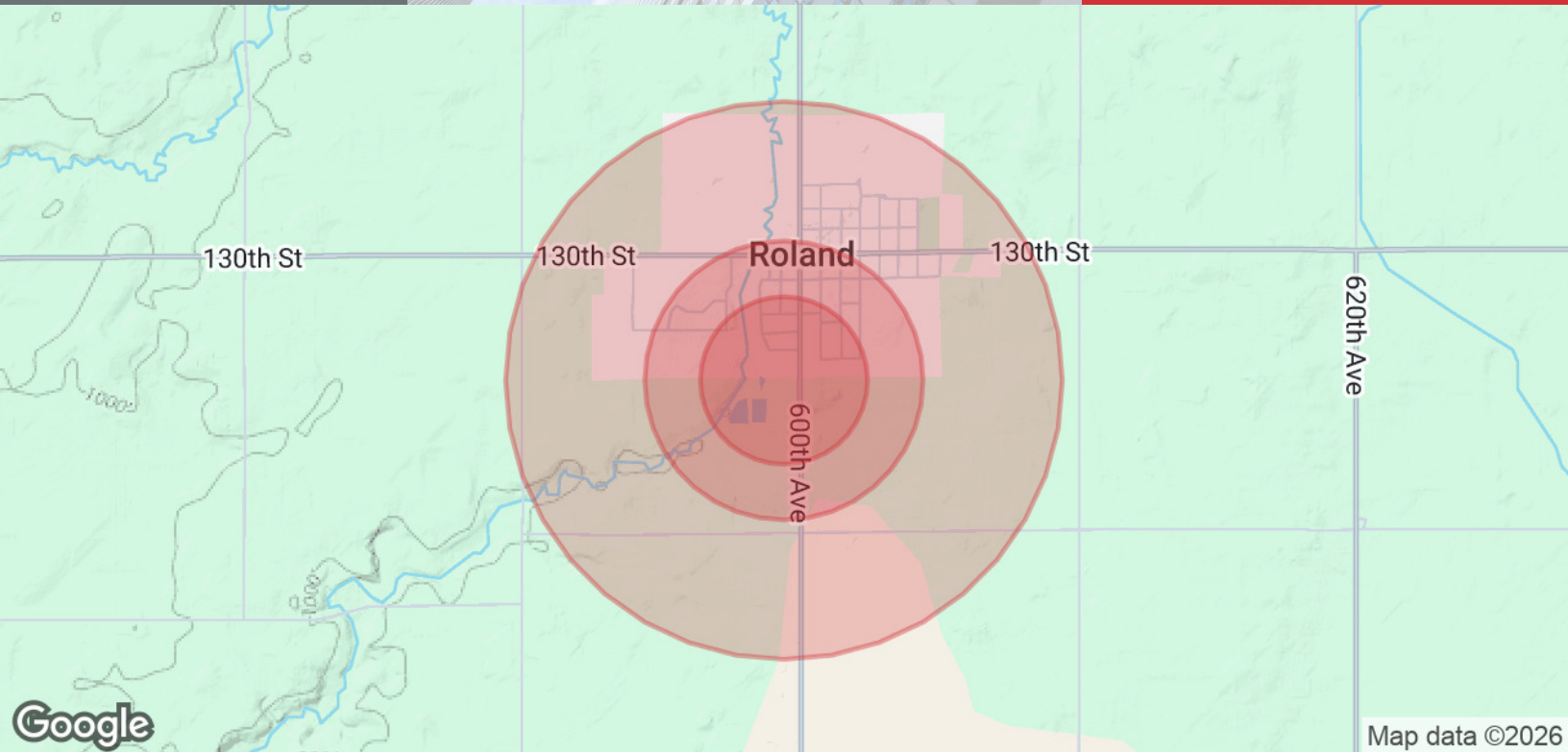
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## Population

### 0.3 Miles

### 0.5 Miles

### 1 Mile

Total Population	1,123	2,270	3,260
Average Age	47	46	46
Average Age (Male)	44	44	43
Average Age (Female)	49	48	47

## Households & Income

### 0.3 Miles

### 0.5 Miles

### 1 Mile

Total Households	508	1,018	1,450
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$76,911	\$79,272	\$80,997
Average House Value	\$191,056	\$208,873	\$226,900

Demographics data derived from AlphaMap

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