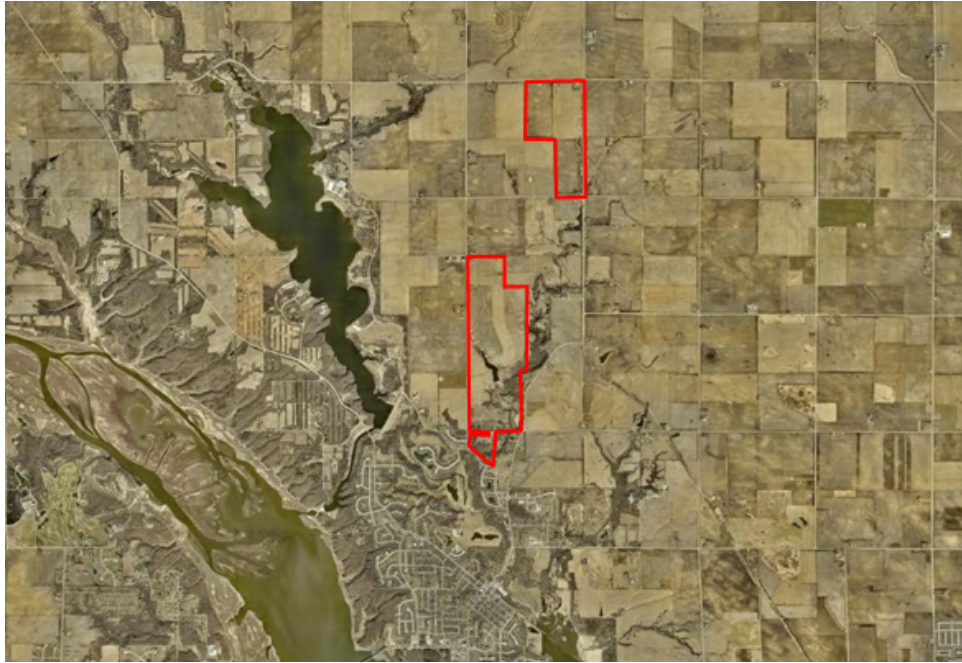


FOR SALE

# POLK CITY DEVELOPMENT LAND

12775 NORTHWEST 72ND STREET POLK CITY, IA 50226



## PROPERTY DESCRIPTION

Prime development land located on the north side of Polk City near Tournament Club of Iowa and High Trestle Trail. There are two tracts, one is 439.19 +/- acres and the other is 113.39 +/- acres.

## PROPERTY HIGHLIGHTS

- In the path of development
- Sewer is near property
- Topography allows for large wooded executive lots

## OFFERING SUMMARY

<b>Sale Price:</b>	\$25,000-\$28,000 / acre
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<b>Lot Size:</b>	113.39-439.19 Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	50	2,078	4,493
<b>Total Population</b>	154	5,974	12,942
<b>Average HH Income</b>	\$186,329	\$164,046	\$161,794



**MITCH PHILLIPS**

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**DARIN FERGUSON**

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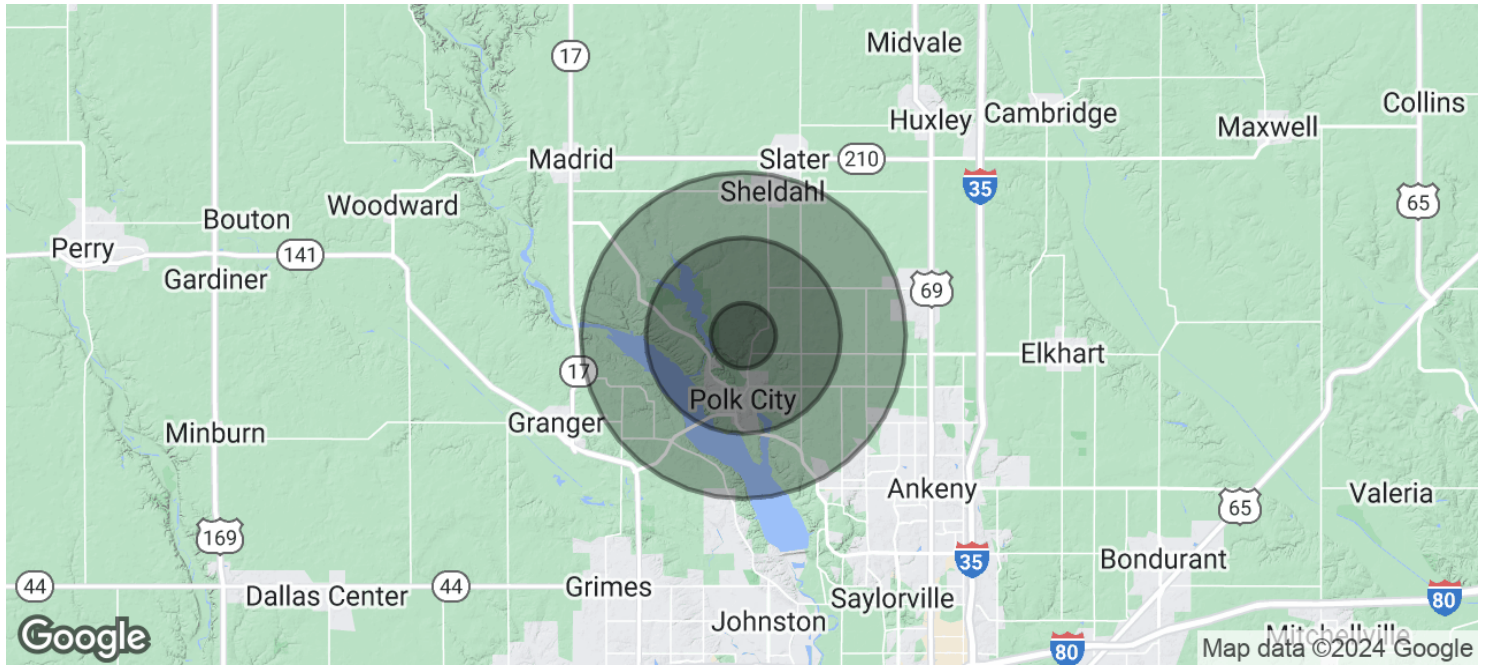
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	154	5,974	12,942
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	50	2,078	4,493
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$186,329	\$164,046	\$161,794



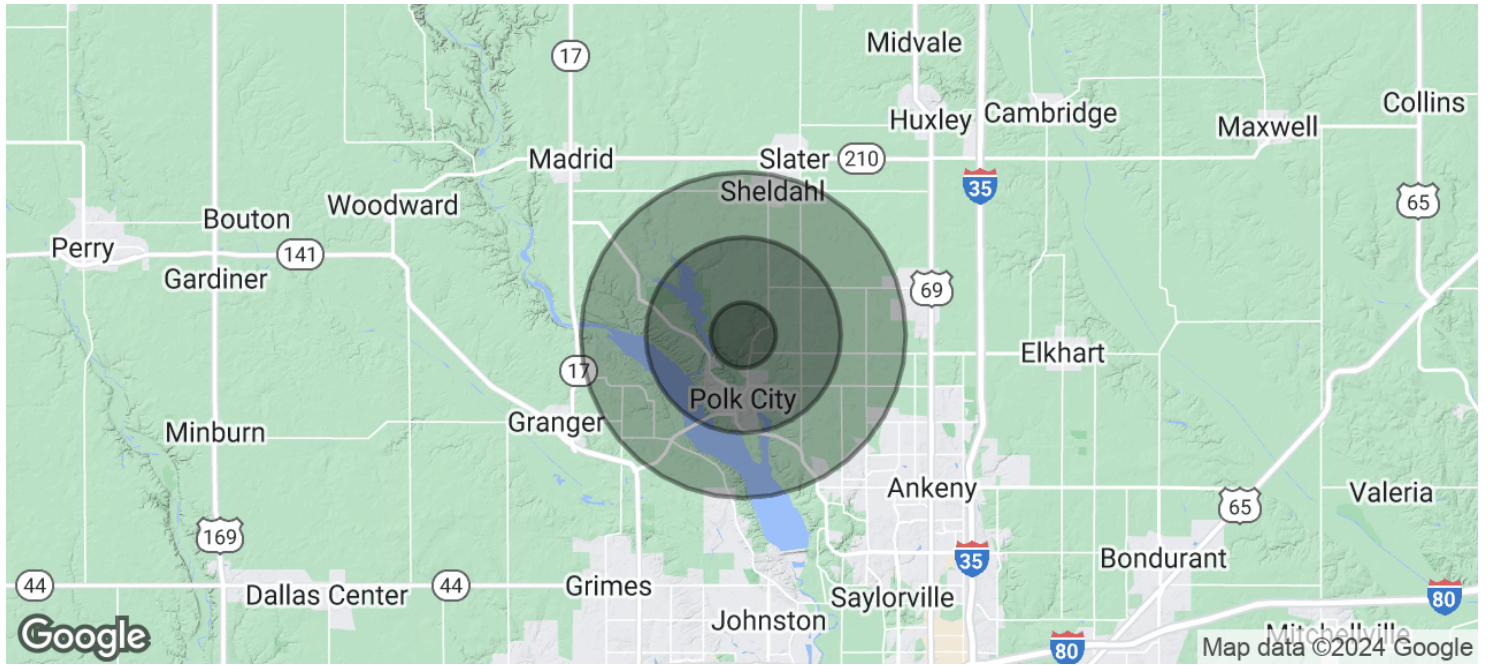
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## Average House Value

\$426,170

\$406,906

\$413,393

Demographics data derived from AlphaMap



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