

20.79 Acres +/-

Veterans Memorial Hwy and South Expressway
Council Bluffs, Iowa

Land For Sale
Planned
Commercial



LOCATION/PROPERTY DESCRIPTION

Developer's Dream situated within Council Bluffs' prime retail/commercial area on the Southeast side of Council Bluffs. Located on the northeast corner of the signalized intersection of Veterans Memorial Hwy and South Expressway.

Easy access to I-80/I-29 and five minutes to Omaha, Nebraska. Steps from the Manawa Power Center, Metro Crossing Outdoor Shopping Center, Google and a variety of car dealerships.

Seller reserves the right to negotiate the billboards separately from the land. Property is being sold subject to Tenant's rights—billboard signage and farmer.

All measurements are approximate.

CONTACT INFORMATION

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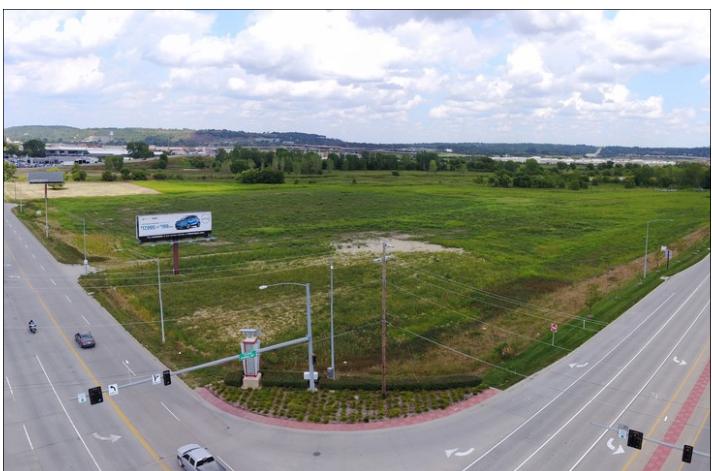
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www.heartlandproperties.com

Site Data

Sale Price:	\$5,886,478 (\$6.50/SF)
Total Site Area:	20.79 Acres +/-
Zoning:	Planned Commercial (P-C)
Water/Sewer:	City Available
Utilities:	Gas, Electric, Telephone
Topography:	Cleared/Open; Level
Frontage:	1,216' Veterans Memorial Hwy 788' S. Expressway
Average Depth:	1216'
Traffic Counts:	27,200 (2012)



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.



MLS
MULTIPLE
LISTING
SERVICE



**HEARTLAND
PROPERTIES, INC.**

20.79 Acres +/-

Veterans Memorial Hwy and South Expressway
Council Bluffs, Iowa

Land For Sale
Planned
Commercial

||| Aerial |||



Businesses identified above include but are not limited to. Please call for more information.

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MLS
MULTIPLE
LISTING
SERVICE

HP HEARTLAND
PROPERTIES, INC.



Executive Summary

Lat: 41.220447100
Lon: -95.84964718
Rings: 1, 3, 5 mile radii

Prepared by John Jerkovich
Latitude: 41.220447100
Longitude: -95.84964718

	1 mile	3 miles	5 miles
Population			
2000 Population	1,163	26,317	86,676
2010 Population	1,207	27,662	92,071
2013 Population	1,219	27,946	92,755
2018 Population	1,230	28,186	93,973
2000-2010 Annual Rate	0.37%	0.50%	0.61%
2010-2013 Annual Rate	0.30%	0.32%	0.23%
2013-2018 Annual Rate	0.19%	0.17%	0.26%
2013 Male Population	48.7%	48.9%	49.9%
2013 Female Population	51.3%	51.1%	50.1%
2013 Median Age	41.2	37.4	35.1

In the identified area, the current year population is 92,755. In 2010, the Census count in the area was 92,071. The rate of change since 2010 was 0.23% annually. The five-year projection for the population in the area is 93,973 representing a change of 0.26% annually from 2013 to 2018. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2013 White Alone	90.3%	89.1%	82.7%
2013 Black Alone	1.1%	1.7%	2.7%
2013 American Indian/Alaska Native Alone	0.6%	0.6%	0.9%
2013 Asian Alone	0.3%	1.0%	0.8%
2013 Pacific Islander Alone	0.0%	0.0%	0.1%
2013 Other Race	6.0%	5.3%	10.0%
2013 Two or More Races	1.6%	2.4%	2.9%
2013 Hispanic Origin (Any Race)	11.0%	11.7%	19.6%

Persons of Hispanic origin represent 19.6% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.1 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	483	10,161	33,267
2010 Households	526	10,998	35,396
2013 Total Households	532	11,153	35,752
2018 Total Households	538	11,310	36,379
2000-2010 Annual Rate	0.85%	0.79%	0.62%
2010-2013 Annual Rate	0.35%	0.43%	0.31%
2013-2018 Annual Rate	0.22%	0.28%	0.35%
2013 Average Household Size	2.29	2.48	2.51

The household count in this area has changed from 35,396 in 2010 to 35,752 in the current year, a change of 0.31% annually. The five-year projection of households is 36,379, a change of 0.35% annually from the current year total. Average household size is currently 2.51, compared to 2.52 in the year 2010. The number of families in the current year is 22,194 in the specified area.

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EQUAL
HOUSING
OPPORTUNITY



MLS
MULTIPLE
LISTING
SERVICE



Demographics



Executive Summary

Lat: 5044912.139327, Lon: -10669933.917808
Rings: 1, 3, 5 mile radii

Prepared by John Jerkovich
Latitude: 41.220447100
Longitude: -95.84964718

Median Household Income

	1 mile	3 miles	5 miles
2013 Median Household Income	\$47,143	\$44,017	\$41,359
2018 Median Household Income	\$53,742	\$52,430	\$49,706
2013-2018 Annual Rate	2.65%	3.56%	3.75%

Average Household Income

	1 mile	3 miles	5 miles
2013 Average Household Income	\$62,927	\$57,911	\$55,745
2018 Average Household Income	\$71,917	\$67,685	\$65,182
2013-2018 Annual Rate	2.71%	3.17%	3.18%

Per Capita Income

	1 mile	3 miles	5 miles
2013 Per Capita Income	\$26,857	\$23,015	\$21,881
2018 Per Capita Income	\$30,760	\$27,009	\$25,595
2013-2018 Annual Rate	2.75%	3.25%	3.19%

Households by Income

Current median household income is \$41,359 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$49,706 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$55,745 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$65,182 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$21,881 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$25,595 in five years, compared to \$32,073 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	530	10,950	35,474
2000 Owner Occupied Housing Units	391	6,782	21,295
2000 Owner Occupied Housing Units	93	3,379	11,971
2000 Vacant Housing Units	46	789	2,208
2010 Total Housing Units	553	11,925	38,420
2010 Owner Occupied Housing Units	430	6,977	21,329
2010 Renter Occupied Housing Units	96	4,021	14,067
2010 Vacant Housing Units	27	927	3,024
2013 Total Housing Units	559	12,053	38,760
2013 Owner Occupied Housing Units	430	6,962	21,120
2013 Renter Occupied Housing Units	102	4,191	14,631
2013 Vacant Housing Units	27	900	3,008
2018 Total Housing Units	566	12,181	39,446
2018 Owner Occupied Housing Units	436	7,065	21,568
2018 Renter Occupied Housing Units	102	4,245	14,811
2018 Vacant Housing Units	28	871	3,067

Currently, 54.5% of the 38,760 housing units in the area are owner occupied; 37.7%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 38,420 housing units in the area - 55.5% owner occupied, 36.6% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 0.39%. Median home value in the area is \$123,321, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 5.76% annually to \$163,184.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

August 05, 2014

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