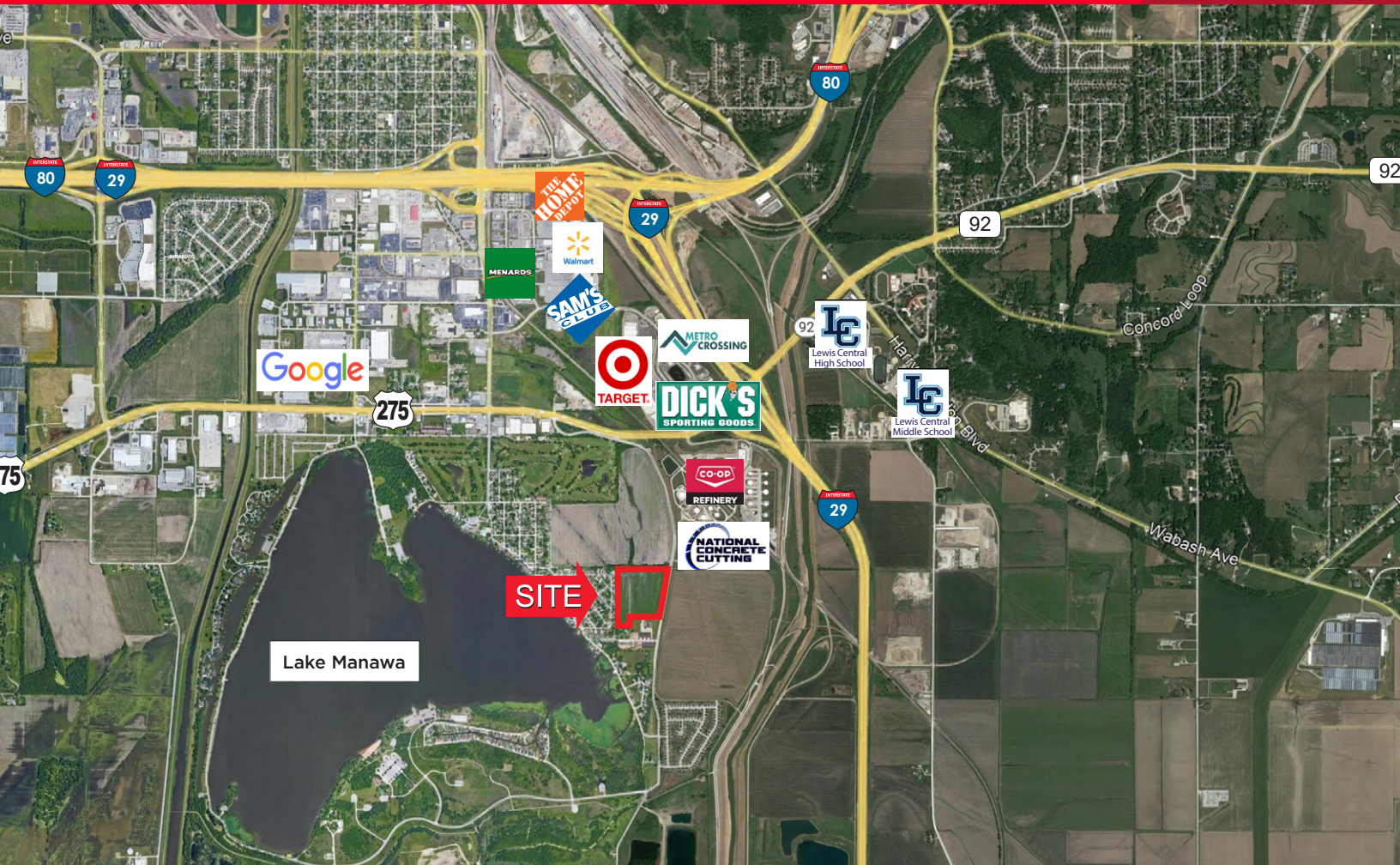


FOR SALE

# Lake Manawa Multifamily Site

E. Manawa Drive & Huron Circle

Council Bluffs, IA 51501



## 23 Acres of Development Land

**Sale Price: \$1,035,000**

Large flat lot, ready for development next to Lake Manawa in Council Bluffs, IA. Great development site with Lake Manawa (State Park), Council Bluffs Country Club, Metro Crossing retail, and Manawa Centre retail, all in the immediate area. Site is located at the intersection of I-80/I-29 and Hwy 275/Hwy 92, with easy access to everything in the metro. All utilities nearby. Surrounded by single-family housing, site is best suited for multi-family development.

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COMPANY

FOR SALE

## Lake Manawa Multifamily Site

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Council Bluffs, IA 51501



### Property Highlights

Sale Price	\$1,035,000	Zoning	A-2
Gross Acres	+/- 23 AC	Lot Dimensions	Irregular
Gross SF	+/- 1,001,880 SF	Flood Plain	Levee Protected
		Utilities	In Street

### Demographics

	Population	Median HH Income	No. of Households
1-mile	1,101	\$63,243	425
3-mile	10,836	\$62,569	4,262
5-mile	54,035	\$58,737	21,389

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