



# For Sale

## Land Available

- Sale Price: \$2,200,000 (\$5.37 PSF)
- Lot Size: 9.4 acres
- Zoned: C-2

## Location Highlights

- Located on Hwy-65 with quick access to I-80
- Nearby retailers and attractions include Adventureland Park, Prairie Meadows Racetrack and Casino, Outlets of Des Moines, Shoppes at Prairie Crossing, Starbucks, Hy-Vee, Target, Walmart, Bass Bro Shops, Lowe's, Menards and more.

Hubbell Ave & NW 34<sup>th</sup> Ave  
Altoona, IA

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# Location



## Demographics

	1 Mile	3 Mile	5 Mile
Population	7,068	26,269	56,010
Households	2,707	9,812	21,281
Average HH Income	\$83,439	\$92,110	\$81,697

## Traffic Counts

Adventureland Drive	10,000 VPD
Interstate 80	43,500 VPD
Highway 65 / NE Hubbell Avenue	19,300 VPD

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