



1920 Solomon Ave

Muscatine, IA 52761

Sale Price: \$2,047,320

Property Features

- Direct access to Hwy 61, in path of new bypass to Hwy 38, which will create a frontage road
- Approximately 62.04 acres, located in Muscatine city limits
- High visibility site, adjacent to Menards
- Potential for mixed use development to include retail, office, multi-family or assisted living
- Currently zoned Ag but may be rezoned for most uses
- Traffic count: 13,400 vehicles per day
- Property Taxes: \$1,522 (2019)
- May be subdivided



2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	524	4,675	10,175
Total Population	1,287	11,862	26,094
Avg. Household Income	\$63,819	\$71,886	\$70,477
Avg. House Value	\$149,744	\$157,967	\$159,182

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