



For Sale  
**Land**  
 50.0 Acres

## 501 & 603 E. Hillcrest Avenue

Indianola, Iowa 50125

### Property Highlights

- Land for Sale
- About 50 Acres
- Zoning: Agricultural
- Indianola School District

### Property Description

Development Land 2 blks off high traffic corner (Hillcrest & N Jefferson Way aka Hwy 65/69) on Northside of Indianola. About 50 acres m/l across from YMCA & Medical Centers. Convenient location for Apartments, Townhomes, Row Homes. Comprehensive plan for Indianola is Medium Density Residential and Commercial.

#### OFFERING SUMMARY

<b>Sale Price</b>	2,200,000.00
<b>Lot Size</b>	50 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	4,843	\$76,897
<b>3 Miles</b>	17,960	\$67,903
<b>5 Miles</b>	21,853	\$68,482

[VIEW PROPERTY VIDEO](#)

For more information

**Matt T. Connolly**

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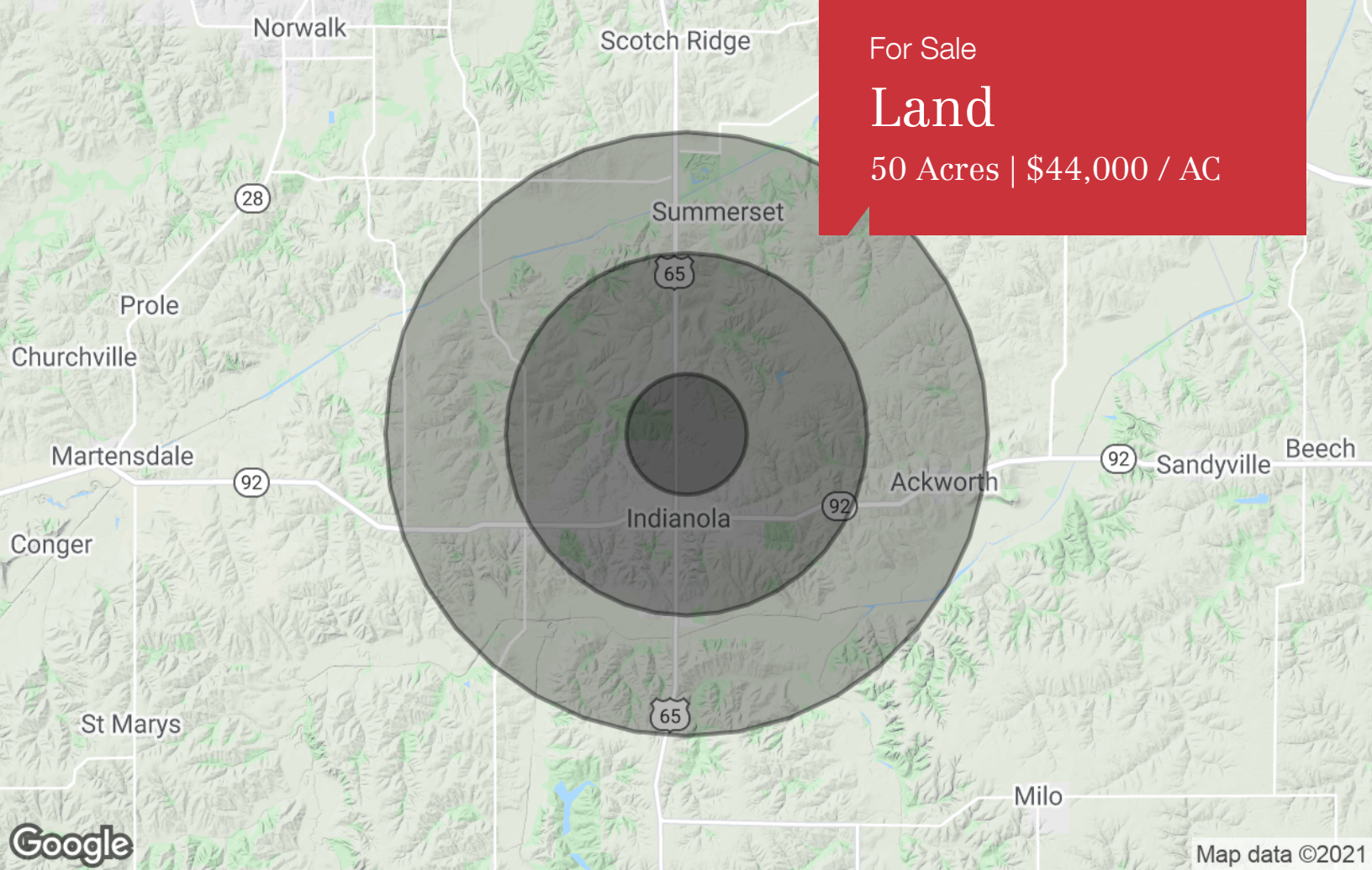
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50 Acres | \$44,000 / AC





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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	4,843	17,960	21,853
MEDIAN AGE	28.2	32.8	34.3
MEDIAN AGE (MALE)	32.0	32.0	33.1
MEDIAN AGE (FEMALE)	27.0	33.7	35.1
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	1,609	6,655	8,169
# OF PERSONS PER HH	3.0	2.7	2.7
AVERAGE HH INCOME	\$76,897	\$67,903	\$68,482
AVERAGE HOUSE VALUE	\$166,329	\$163,951	\$170,382
<b>Race</b>			
% WHITE	99.7%	99.4%	99.4%
% BLACK	0.3%	0.3%	0.2%
% ASIAN	0.0%	0.2%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.1%	0.1%
<b>Ethnicity</b>			
% HISPANIC	3.5%	1.9%	1.7%

\* Demographic data derived from 2010 US Census

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Google

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