

For Sale

Land

6.73 Acres



1800 Adventureland Dr

Altoona, Iowa 50009

Property Highlights

- Lot 3: \$10/SF
- Lot 4: \$12/SF
- Lot 5: \$16/SF
- Lot 5: \$14/SF
- Lot 7: \$10/SF

Property Description

Within .08 miles on Adventureland Drive: Subway, Cinemark, Culver's, Taco Johns, Jethro's, KFC, McDonalds & more,
Close Proximity to Adventureland Park, Prairie Meadows Racetrack and Casino.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	6.73 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,793	\$71,645
5 Miles	43,585	\$69,261
10 Miles	175,520	\$61,620

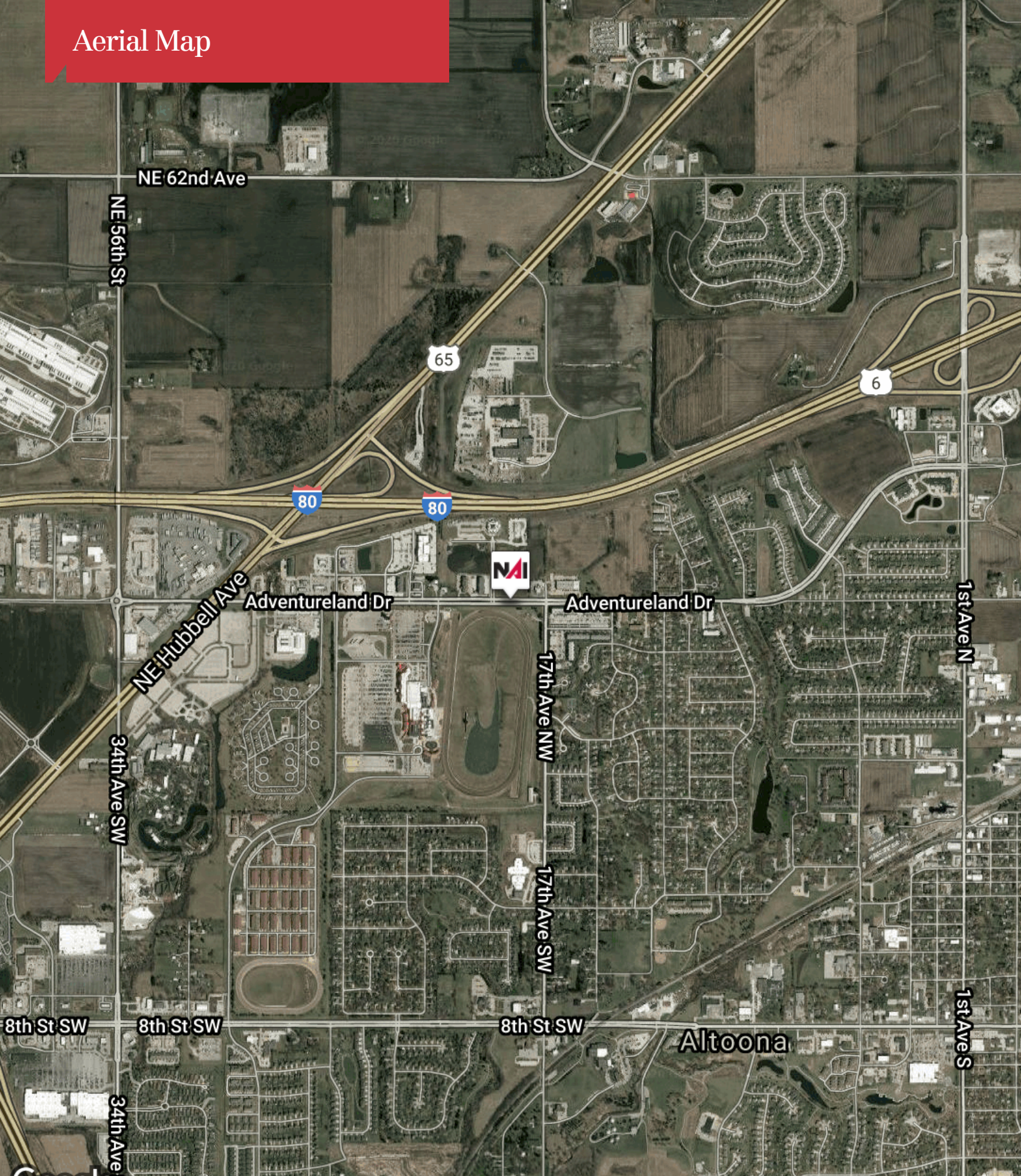
For more information

John Knapp, SIOR

O: 515 453 5467

jknapp@iowarealtycommercial.com

Aerial Map



Google

©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

NAI Iowa Realty
Commercial

Commercial Real Estate Services, Worldwide.

3501 Westown Parkway
West Des Moines, IA 50266
iowacommercial.com



TRAFFIC COUNTS

ROAD	ANNUAL AVERAGE DAILY TRAFFIC
I-80	42,800
NE HUBBELL AVE	13,700

BENCH-MARKS

SEE A CORNER BENCH-MARK OF ADJACENT LOTS, OR THE CORNER BENCH-MARK OF THE ADJACENT LOT, FOR THE LOCATION OF THE CORNER BENCH-MARK.

STANDARD NOTES

1. ALL LOTS TO BE DEVELOPED MUST BE OPEN TO THE CITY OF DES MOINES, IOWA, AND TO THE STATE OF IOWA.
2. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
3. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
4. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
5. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
6. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
7. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
8. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
9. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
10. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
11. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
12. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
13. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
14. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
15. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
16. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
17. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
18. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
19. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
20. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
21. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
22. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
23. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
24. THE CITY OF DES MOINES, IOWA, HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.
25. THE STATE OF IOWA HAS THE RIGHT OF EASE AND ACCESS TO ALL LOTS AND TO THE ADJACENT LOTS.

GENERAL NOTES

1. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
2. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
3. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
4. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
5. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
6. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
7. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
8. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
9. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
10. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
11. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
12. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
13. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
14. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
15. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
16. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
17. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
18. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
19. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
20. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
21. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
22. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
23. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
24. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.
25. ACCESS TO ADJACENT LOTS SHALL BE FROM LOTS 8 AND 9.

