

FOR SALE

Redevelopment Opportunity Development Land

15595 Emerald Isle Drive

PROPERTY INFORMATION

CLIVE, IOWA

- ▶ 4.12 Acres (179,467 SF) of Redevelopment Land Available For Sale
- ▶ Sale Price:
\$800,000 (\$4.46 PSF)
- ▶ City of Clive Comprehensive Plan is Multi-Family Residential
- ▶ Located One Block North of Hickman Road (Hwy 6) and 156th Street
- ▶ Strong Demographics
- ▶ Close Proximity to Shopping, Restaurants, Convenience Stores, Grocery Store and More
- ▶ Daily Traffic Counts (2016):
 - ♦ 156th Street-12,300 VPD
 - ♦ Hickman (Hwy 6)-30,900 VPD



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FOR SALE

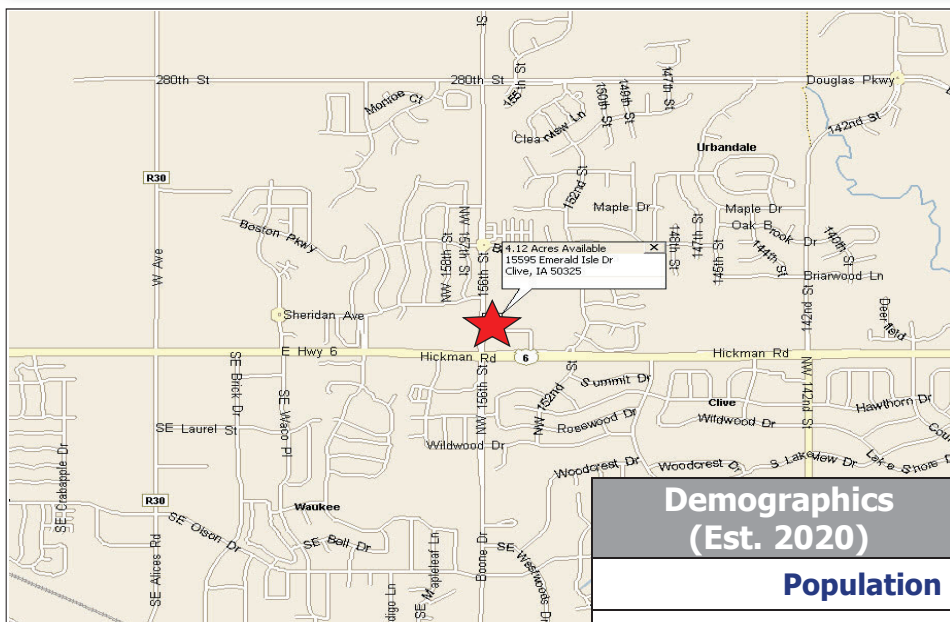
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LOCATION INFORMATION

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Demographics (Est. 2020)	1 mile	3 miles	5 miles
Population	10,696	57,129	107,207
Households	3,718	21,404	42,173
Avg. HH Income	\$135,622	\$122,786	\$116,890
Median HH Income	\$121,015	\$105,606	\$97,068
Median Age	35.3	34.3	35.3



Updated 5/27/20

We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.