17+ ACRES FOR DEVELOPMENT

METRO DRIVE & 35th AVENUE, COUNCIL BLUFFS, IOWA

High Profile Site located in very busy trade center for Western Iowa

Adjacent to the Walmart, Sam's Club, Home Depot, Ross/HomeGoods/Sierra Trading Post, Aldi anchored Manawa Power Center (**7.3 Million visits/year** per Placer.ai) and to the Target, Kohl's, Dick's Sporting Goods, Hobby Lobby, TJ Maxx anchored Metro Crossing center (**6.3 Million visits/year** per Placer.ai)

Across from **280 apartment units** planned

Interstate visibility and access

10 minutes to **Downtown Omaha**

Ideal for retail, medical, hospitality, office campus

$3,365,000 (TIF/other incentives possible)

BOB WOLTEMATH BROKER

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SITE FROM METRO DRIVE LOOKING NORTH

METRO DRIVE LOOKING SOUTH

LOOKING NORTH FROM 35TH AVE

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