

BUNGE RD & I-29

1-16 ACRES | \$1,500.00/ACRE/MONTH

BUNGE RD & I-29, COUNCIL BLUFFS, IA 51501

SITE

Bunge Ave

**INVESTORS
REALTY INC.**

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CoStar
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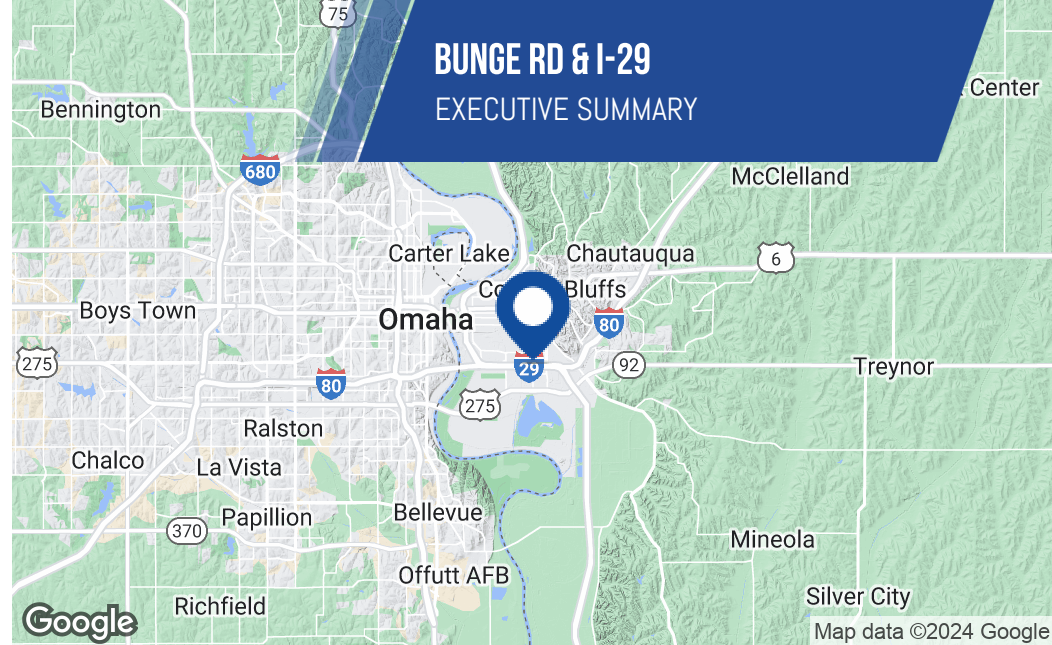


SITE

Bunge Ave

BUNGE RD & I-29

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500.00/ACRE/MONTH
Available AC:	1-16 Acres

PROPERTY OVERVIEW

Unique outdoor storage opportunity for lease just south of Council Bluffs, IA and directly off of I-29

PROPERTY HIGHLIGHTS

- Can accommodate between 1 and 16 acres
- Zoned as industrial land
- Potential for completely fenced and rocked sites
- Nearby 443,936 sf Google Data Center, soon to be constructed Cattleman's Plant, & Mid-America Energy
- 15 mile drive from the Mills County 1,641 acre Megasite
- Less than 15 minutes from Downtown Omaha, which is currently undergoing \$2 Billion in redevelopment
- Owner would deliver build-to-suit on to be negotiated terms

DEMOGRAPHICS

POPULATION	10 MILES	25 MILES	50 MILES
Total Population	406,280	877,542	1,102,557
Total Households	171,656	361,210	465,223
Average HH Income	\$65,631	\$85,529	\$82,373

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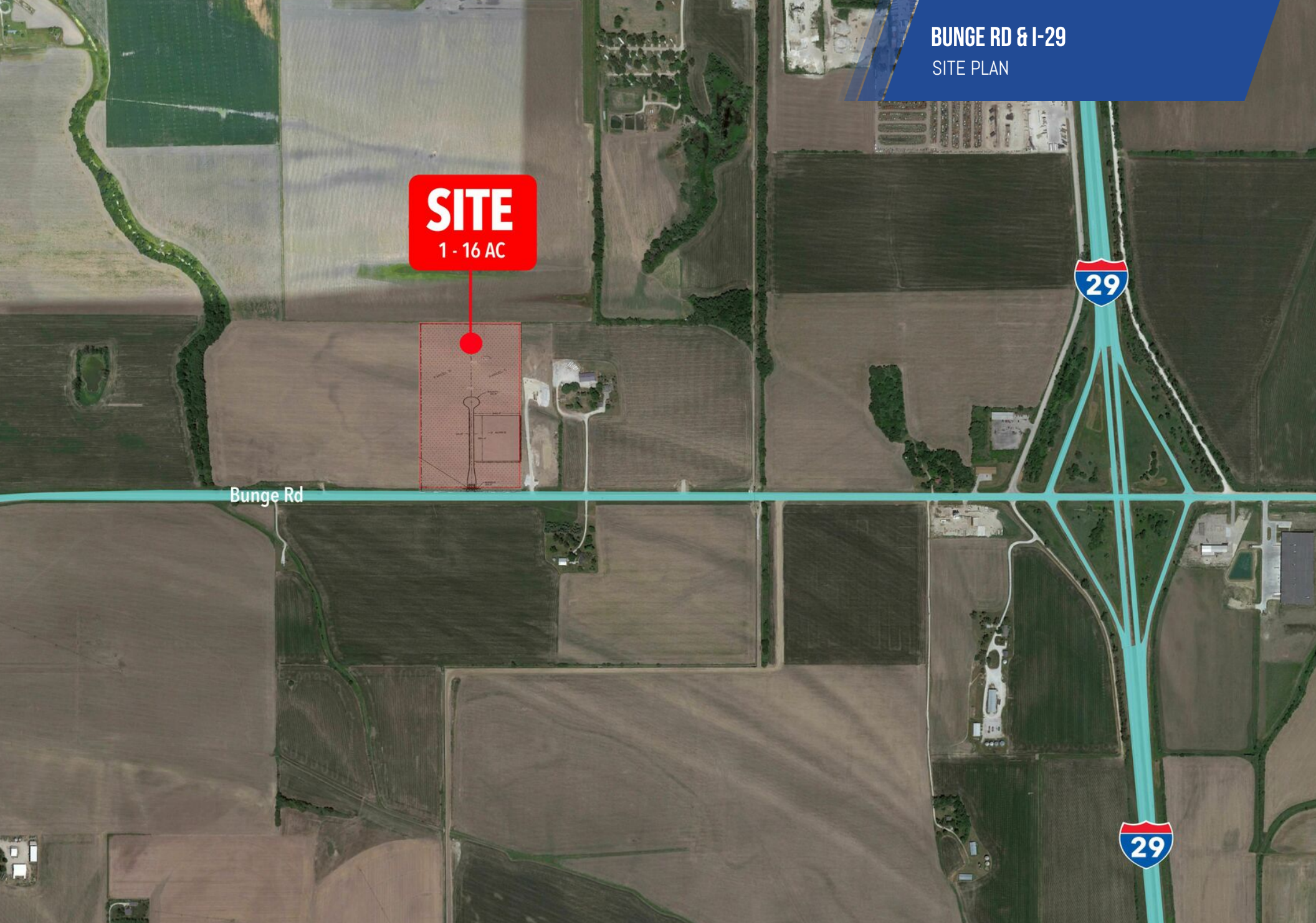
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SITE PLAN



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TRADE AREA MAP



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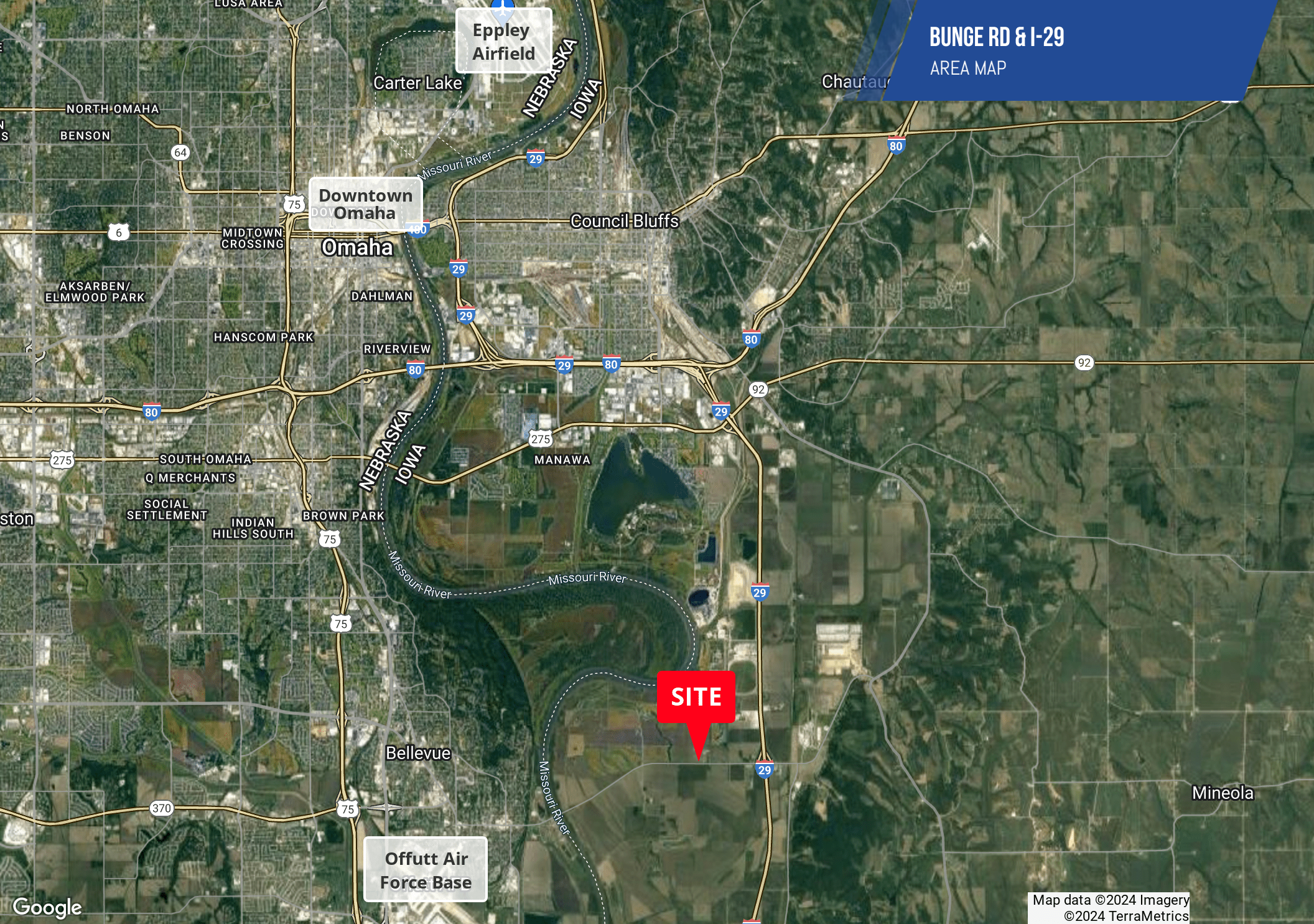
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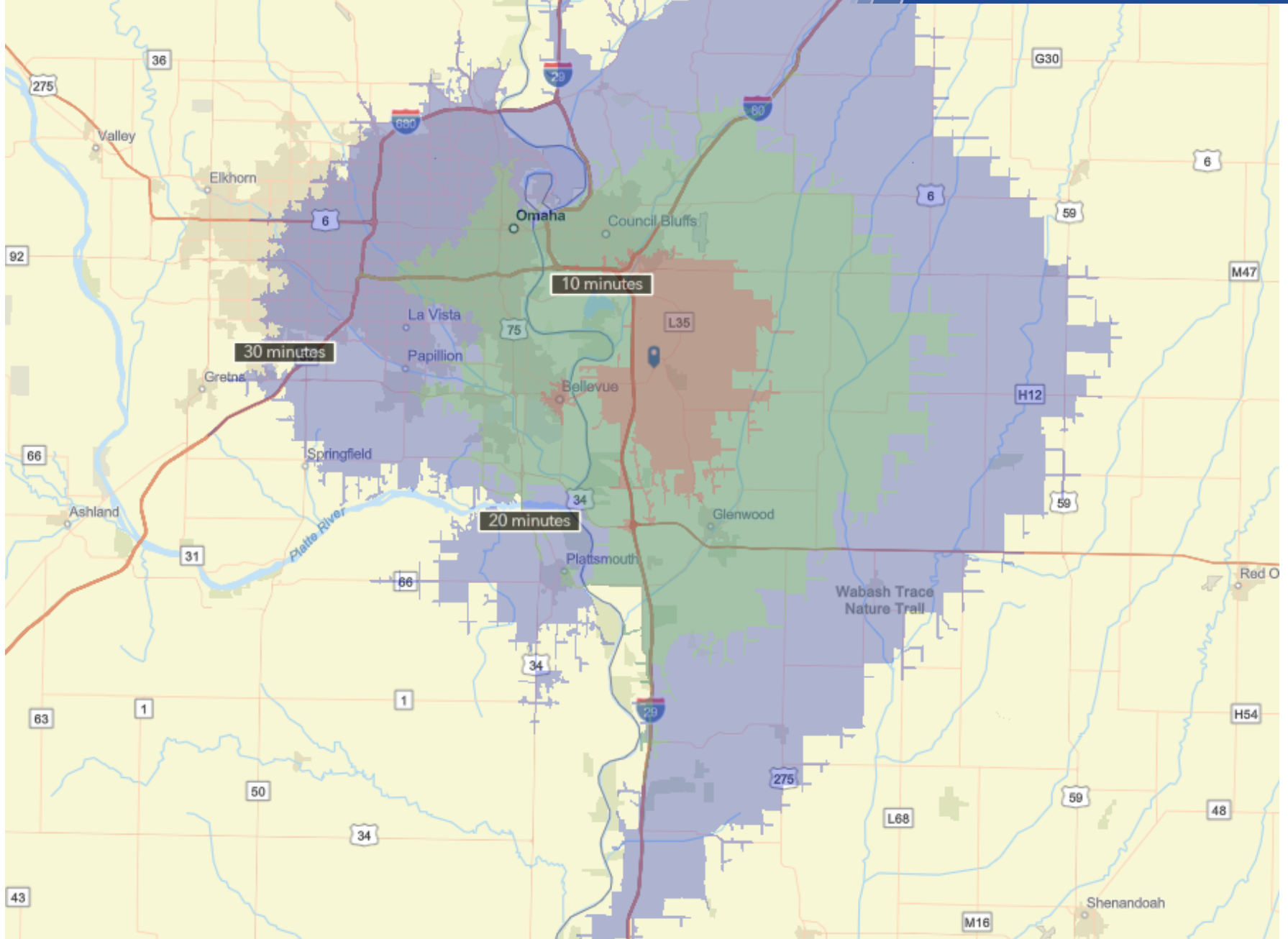
BUNGE RD & I-29
AREA MAP

SITE



BUNGE RD & I-29

DRIVE TIME MAP



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