Lake Manawa Multifamily Site

224 Wallace Ave | Council Bluffs, IA | US | Pottawattamie County Available SF: 1,001,880 | Sale Price: \$1,035,000





Building Type:	Other
Available SF:	1,001,880
Total SF:	1,001,880
Sale Price:	\$1,035,000
Last Updated:	Aug 1, 2025

Economic Development Contact

Paula Hazlewood

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Realtor/Owner Contact

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Property and Area Description

Large flat lot, ready for development next to Lake Manawa in Council Bluffs, IA. Great development site with Lake Manawa (State Park), Council Bluffs Country Club, Metro Crossing retail, and Manawa Centre retail, all in the immediate area. Site is located at the intersection of

Population



355,695 10 Mile Radius **854,754** 20 Mile Radius

967,281

30 Mile Radius

Source: ESRI[®], 2024

Households



141,26310 Mile Radius

339,471 20 Mile Radius 380,562

30 Mile Radius

Source: ESRI[®], 2024

Transportation

Rail Served: No Rail Accessible: No

Rail Infrastructure in Place: Unknown