

Council Bluffs Development Land

35th Ave & Power Dr | Council Bluffs, IA | US | Pottawattamie County

Available SF: 509,652 | Sale Price: \$8,400,000



Building Type:	Other
Available SF:	509,652
Total SF:	509,652
Sale Price:	\$8,400,000
Last Updated:	Dec 12, 2025

Economic Development Contact

Paula Hazlewood

Advanced Southwest Iowa Corporation

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Realtor/Owner Contact

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Property and Area Description

Flat, commercially zoned lot available between Metro Crossing and Manawa Center, two of the busiest retail developments in Council Bluffs. Friendly zoning allows a long list of uses including, auto service/sales, hotel, retail, restaurant, and multifamily.

Population

	378,629	869,779	968,238
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Households

	150,951	344,480	380,901
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Transportation

Rail Served: No

Rail Accessible: No

Rail Infrastructure in Place: Unknown

Property Images

