#### Southwest Residential Redevelopment

700 Blocks of 1st and 2nd Ave SW | Spencer, IA | US | Clay County

Available Acres: 1.84 |





Zoning:	Residential
Within City Limits:	Yes
Sale Price Note:	Price still to be determined
	determined
Last Updated:	May 12, 2025

# **Economic Development Contact**

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#### **Property and Area Description**

7 Lots in the heart of the Southwest Residential District of Spencer, Iowa to be redeveloped.

## **Population**



14,855 10 Mile Radius

34,301 20 Mile Radius

192,875 50 Mile Radius

Source: ESRI<sup>®</sup>, 2025

#### Households



6,545 10 Mile Radius 15,270

20 Mile Radius

78,427

50 Mile Radius

Source: ESRI<sup>®</sup>, 2025

## **Transportation**

Nearest Highway: Highway 71 & Highway 18 (0.1 mi.)

Rail Served: Unknown Rail Served By: Unknown Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

#### **Utilities**

**Electric:** Spencer Municipal Utilities Natural Gas: Black Hills Energy Water: Spencer Municipal Utilities **Sewer:** Spencer Municipal Utilities

**Telecommunications:** Spencer Municipal Utilities