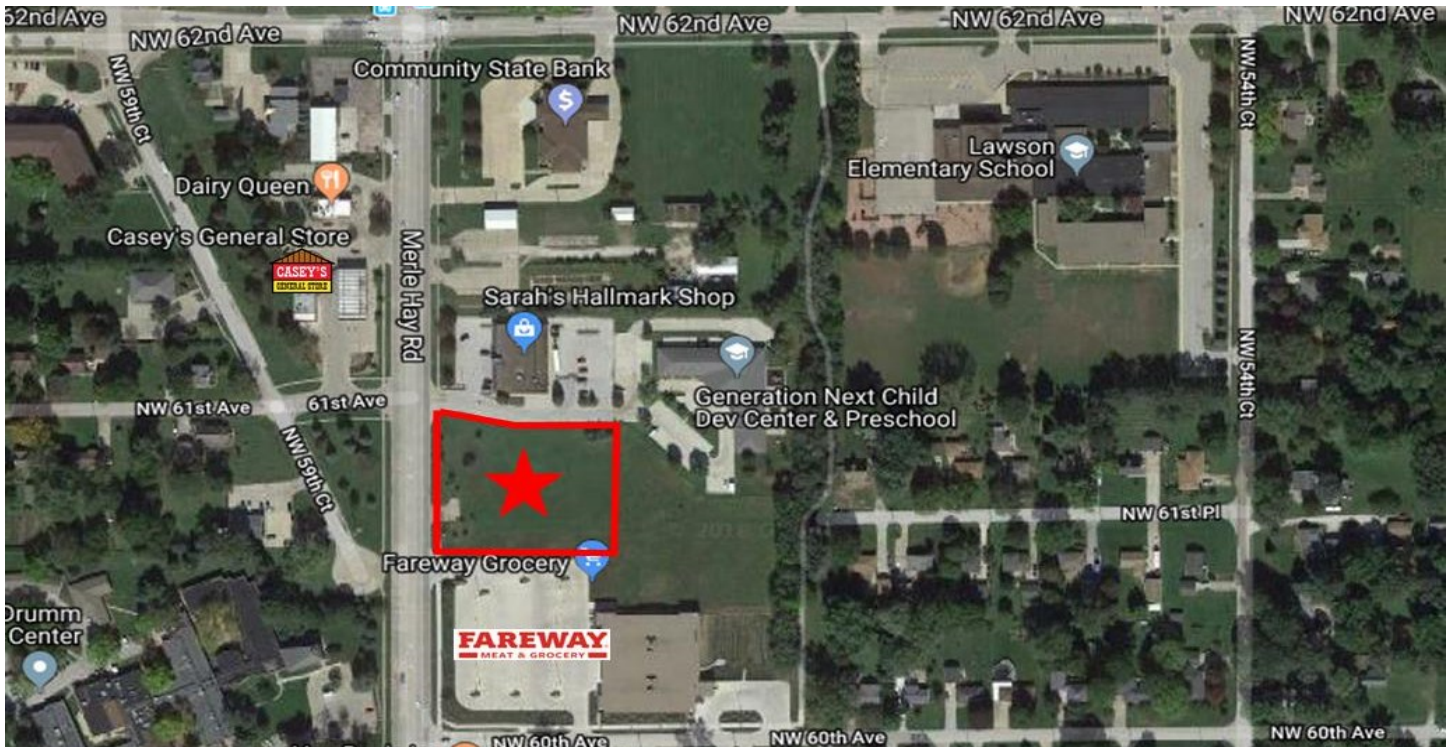


# JOHNSTON MIXED USE LAND

6035 Merle Hay Road  
Johnston, IA 50131

**FOR SALE**



## MIXED USE LAND

Mixed use zoning district with excellent development opportunity for Commercial or Residential. In the Merle Hay Road development Area in Johnston, Iowa. Located one mile north of I-80/35.

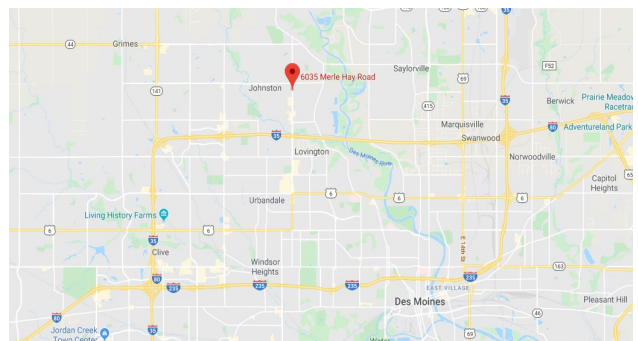
- 1.73 Acres
- Price: \$715,000 (\$9.50/sf)
- All utilities
- Next to Fareway Grocery
- Within 2 miles of Camp Dodge
- High Traffic Count: 26,000 VPD
- ROC-1 Zoning

DEMOS	3 Mile	5 Mile
Population	42,263	139,800
Households	17,963	55,996
Median Age	38.5	37.4
Median HH Income	\$82,599	\$72,616
Average HH Income	\$108,694	\$93,790



## CONTACT

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2020 V.1