

**J**ohnston Mixed Use Land  
6035 Merle Hay Road  
Johnston, IA



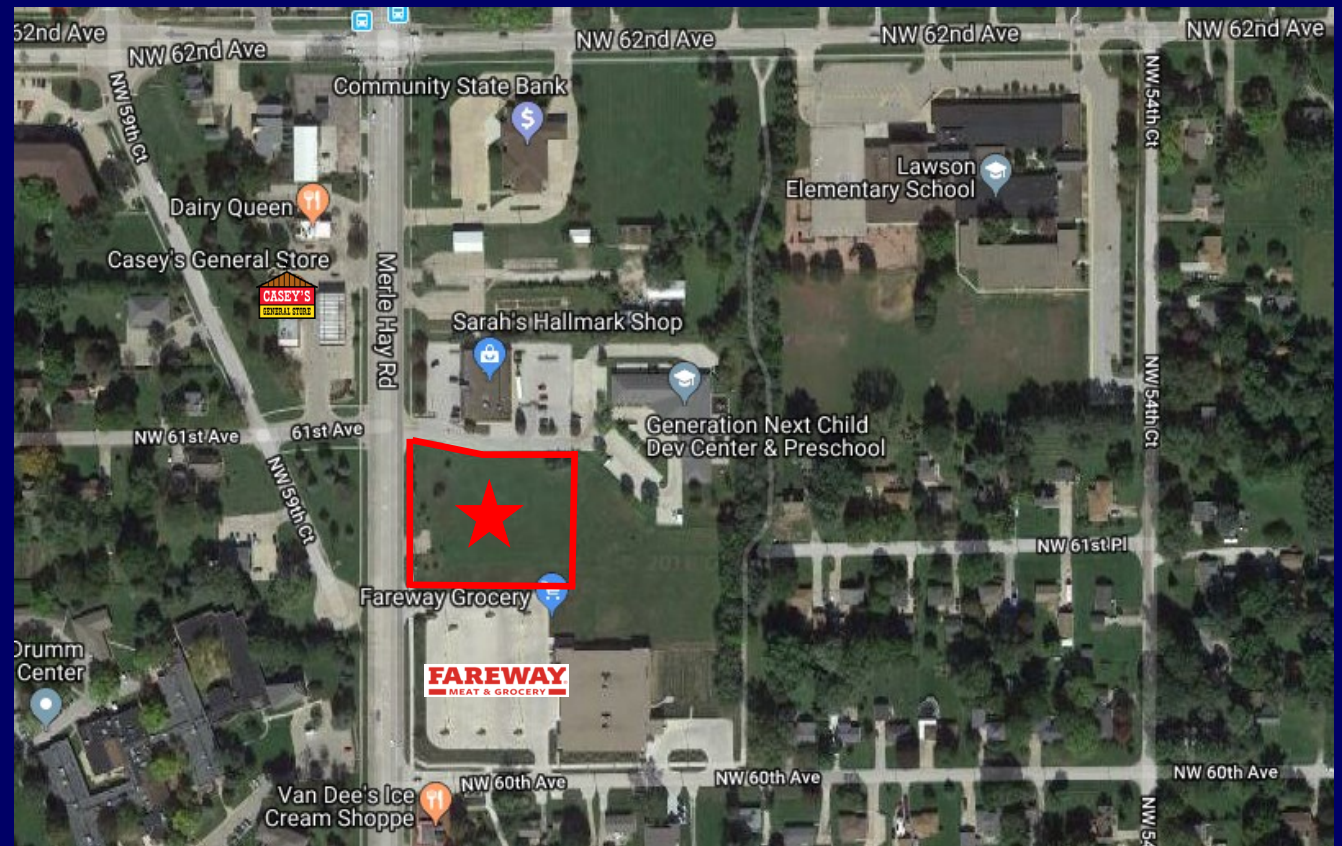
**FOR SALE**

Mixed use zoning district with excellent development opportunity for Commercial or Residential.

In the Merle Hay Road redevelopment Area in Johnston, Iowa.

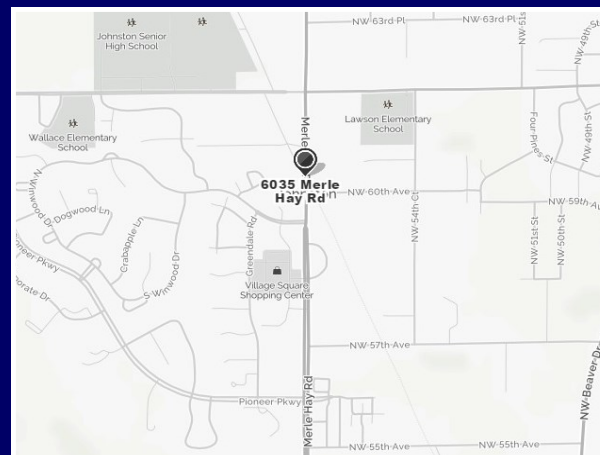
Located one mile north of I-80/35.

- 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



For more information please contact:

Daniel C. Siedenburgh  
(515) 223-6222 office  
(515) 778-5566 mobile  
daniel@siedenburgh.com  
[www.siedenburgh.com](http://www.siedenburgh.com)



DEMOGRAPHICS	3 MI. RADIUS	5 MI. RADIUS
Population	46,263	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