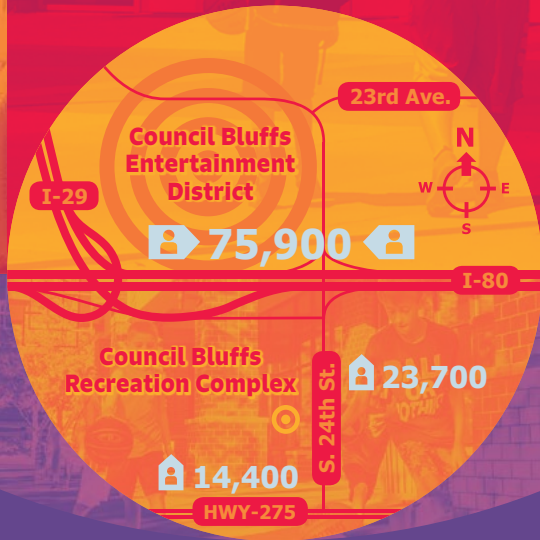


IOWA WEST

FIELD HOUSE, SPORTS PLEX & PLAZA

RETAIL
OPPORTUNITIES



The energy at the new Iowa West Field House, Plaza and Sports Plex is palpable. A growing wellspring of activity, the **busy junction of I-80 and I-29** in Council Bluffs is the newest destination for families, sports fans and out-of-towners seeking memorable experiences.



AVERAGE WEEKDAY TRAFFIC COUNTS:



**I-80 + 24TH ST
DAILY TRAFFIC =
114,000 PEOPLE**

BE WHERE IT'S AT IN COUNCIL BLUFFS

From the second-to-none indoor sports facilities to exceptional lodging, restaurants and entertainment options — all within walking distance — you really will be where it's at!



WORK FORCE

24,640

People are employed in Council Bluffs

OUR DISTRICT IS GROWING.

The Plaza is home to four hotels, including the only full-service hotel in Council Bluffs: Courtyard by Marriott. Entertainment amenities like the Horseshoe Casino, AMC Theater, Joe's Karting and Mid-America Center are frequent crowd-pleasers, and Bass Pro Shops continues to reel people in.

The nearby Council Bluffs Recreation Complex attracts even more families to its many soccer, baseball and softball fields.

ANNUAL PATRONS TO THE DISTRICT:

- Iowa West Field House 418,000/year
- Mid-America Center250,000/year
- Horseshoe Casino 2,000,000/year
- CB Rec Complex530,000/year
- Iowa West Sports Plex 215,000/year



HAPPENING @ THE IOWA WEST FIELD HOUSE

Since opening in 2017, the Field House has hosted **more than 1,000,000 athletes and patrons** for youth sports activities, sports camps and academies, group outings and corporate events — not to mention weekly practices, regular league games and tournaments.

The **98,000 square foot, state-of-the-art facility** features 8 basketball, 12 volleyball and 6 pickleball courts, which double as hard-court space for wrestling, dodgeball, soccer and yoga.

**IT'S GAME
TIME @
THE IOWA
WEST FIELD
HOUSE,
SPORTS
PLEX &
PLAZA.
AND YOU
CAN PLAY
A PART.**



Adjacent to the Iowa West Field House is the Plaza, an existing retail facility with a growing list of tenants.

Don't miss your chance to join this growing and emerging area of Council Bluffs. Please call Paula at 402-960-8505.

Fueled by activity from attractions at **Mid-America Center** (which hosts more than 150 multi-day events annually) and from destinations like **Full Fledged Brewing Company** and **Big Kel's Pizza and Wings**, the Plaza is perfectly poised to help grow your business.

IT'S AN IMMERSIVE EXPERIENCE LIKE NO OTHER IN THE AREA.

The Plaza is an open area mall that sits in the epicenter of activity in Council Bluffs. The Plaza offers shoppers a **"village square"** atmosphere connecting to stores, restaurants, hotels, public art and more.



PICTURE YOURSELF @ THE PLAZA



FLOOR PLANS

The Iowa West Sports Plex offers year-round fun and activity. Opened in 2020, the newest addition to the sports village is a **75,000 square foot** facility which features **a regulation youth soccer field entirely indoors.**

WINNING IOWA @ WEST SPORTS PLEX

**THIS IS
A GREAT
OPPORTUNITY
FOR ALL KIDS
TO PLAY IN
A STATE-
OF-THE-ART
FACILITY.**

The artificial turf field can be separated into multiple smaller fields and can be utilized for other sports including youth baseball, softball, flag football and lacrosse, as well as adult leagues in multiple sports. Comfortable mezzanine seating offers great views of the field for parents and family members.

Get off the bench and in the game. Contact Paula at 402-960-8505 to join the team.



@YOUR SERVICE

Your business's new home could be located in the heart of one of the region's most economically diverse and growth-oriented areas — and it's ready for you right now. Be a part of the momentum and join us at the region's most exciting destination for family fun!

POPULATION:

922,891	Omaha-Council Bluffs, NE-IA MSA
62,478	Council Bluffs
93,503	Pottawattamie Co.

MEDIAN HOUSEHOLD INCOME:

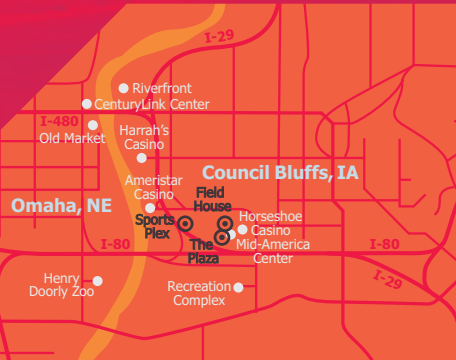
\$62,177	Omaha-Council Bluffs, NE-IA MSA
\$51,563	Council Bluffs

@THE CENTER OF IT ALL

Council Bluffs has a total population of more than 62,000, but businesses in the area serve the greater Omaha area of nearly 900,000. The city continues to grow steadily, and recent improvement efforts have led it to be named an All-America City with a Forbes "Best Places" ranking. Come be a part of this close-knit community that's unlike anywhere else, on purpose.

Council Bluffs

IOWA



**SPACES
ARE NOW
AVAILABLE.
CONTACT:**

PAULA HAZLEWOOD

Advance Southwest Iowa
402-960-8505
phazlewood@selectgreateromaha.com

MAC VENTURES

Council Bluffs, Iowa
712-309-3000

CONTACT US

We are happy to answer any of your questions. Please feel free to contact us using the information below. Or fill out the form on the right, and we will reach out to you soon.

PAULA HAZLEWOOD

402-960-8505

phazlewood@
selectgreateromaha.com

Name

Company/Organization

Business Type

Phone

Email

[Tell Us More](#)