

FOR SALE



BOONEVILLE RD / S 88TH ST

West Des Moines, Iowa 50322

*North of Booneville Road &
East of 88th Street*

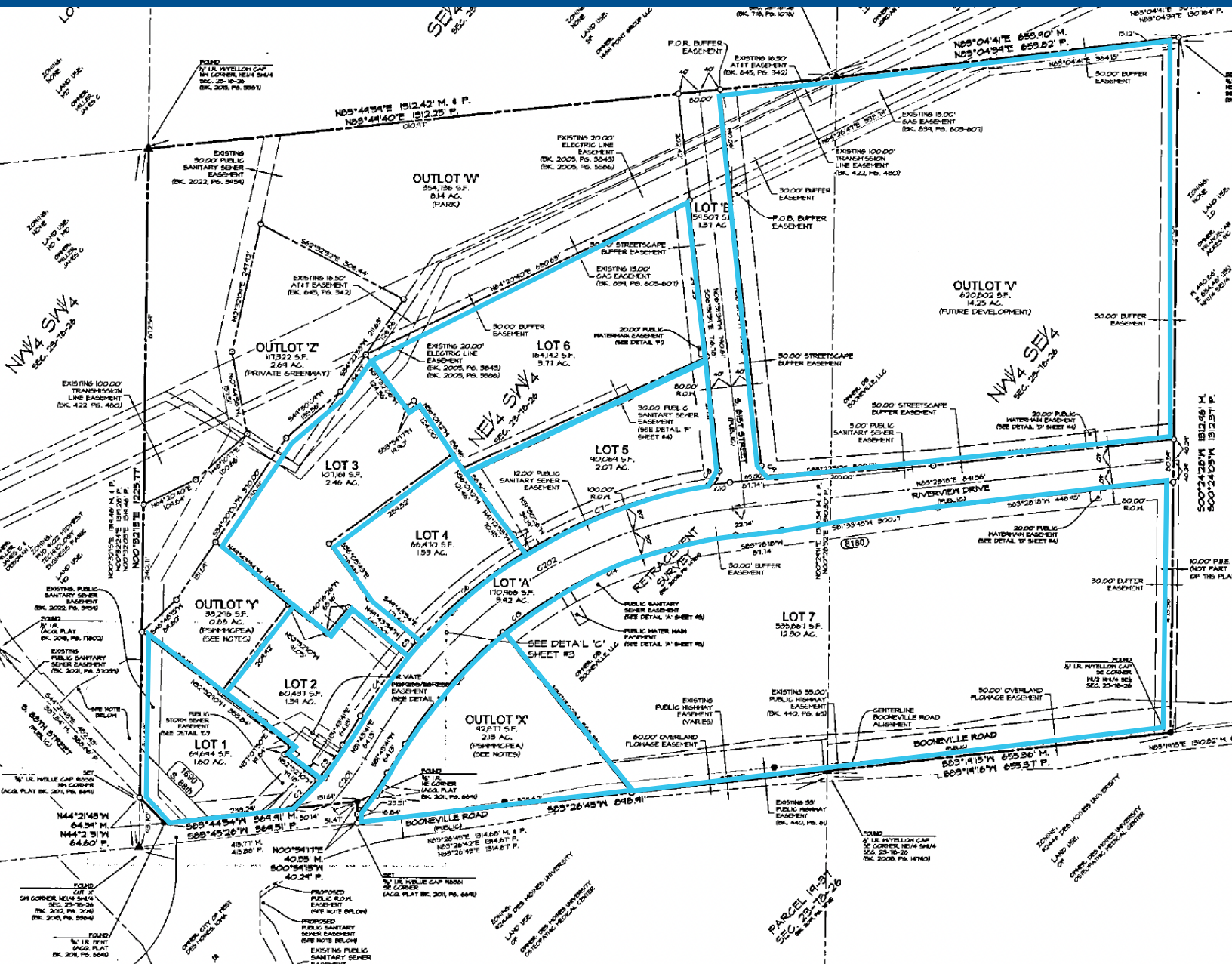
Development Land For Sale
1.39 Acres - 41.5 Acres +/-

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BOONEVILLE RD / S 88TH ST



DEVELOPMENT LAND MIXED USE | 41.5 ACRES ±

Call for pricing

LOT 1
1.6 Acres
LOT 2
1.39 Acres
LOT 3
2.46 Acres

LOT 4
1.53 Acres
LOT 5
2.07 Acres
LOT 6
3.77 Acres

**LOT 7 +
OUTLOT X**
14.43 Acres
OUTLOT V
14.25 Acres

KEY HIGHLIGHTS

- ±41.5 acres surrounded by significant planned investment with flexible parceling for residential, multifamily & commercial development
- Immediately adjacent to the new Des Moines University campus & MidAmerican Energy RecPlex, major long-term demand drivers
- Positioned minutes from the \$600M+ Grand Experience & emerging entertainment corridor with it's next-generation

lifestyle amenities including an indoor waterpark, entertainment center, hotel & hospitality destination.

- Direct access to Grand Avenue, Jordan Creek & I-80 within one of West Des Moines' most active growing corridors
- Surrounded by Class A retail, major employers & continued westward residential expansion
- Strong demographics & continued westward expansion driving long-term value

DEMOGRAPHICS

BOONEVILLE ROAD / S 88TH ST

5 mile radius

INCOME



\$100,697

Median Household Income



\$294,378

Median Net Worth



\$382,552

Median Home Value



\$81,349

Median Disposable Income

EDUCATION



62%

Bachelor's/Grad/Prof Degree

BUSINESS



3,371

Total Businesses



52,831

Total Employees

KEY FACTS



85,642

Total Population



96,151

Total Daytime Population



36.5

Median Age



35,436

Households

TRAFFIC



3,442

S 88th St



3,668

Grand Ave



5,200

S Jordan Creek Pkwy

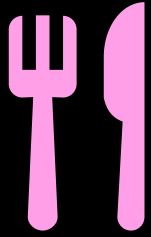
EMPLOYMENT



2.3%

Unemployment Rate

nearby ATTRACTIONS



189

Restaurants



8

Bars and
Pubs



23

Coffee
Shops



12

Grocers



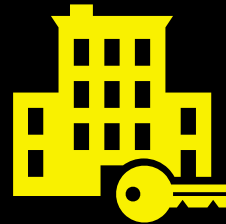
28

C-Stores



45

Retail
Shopping



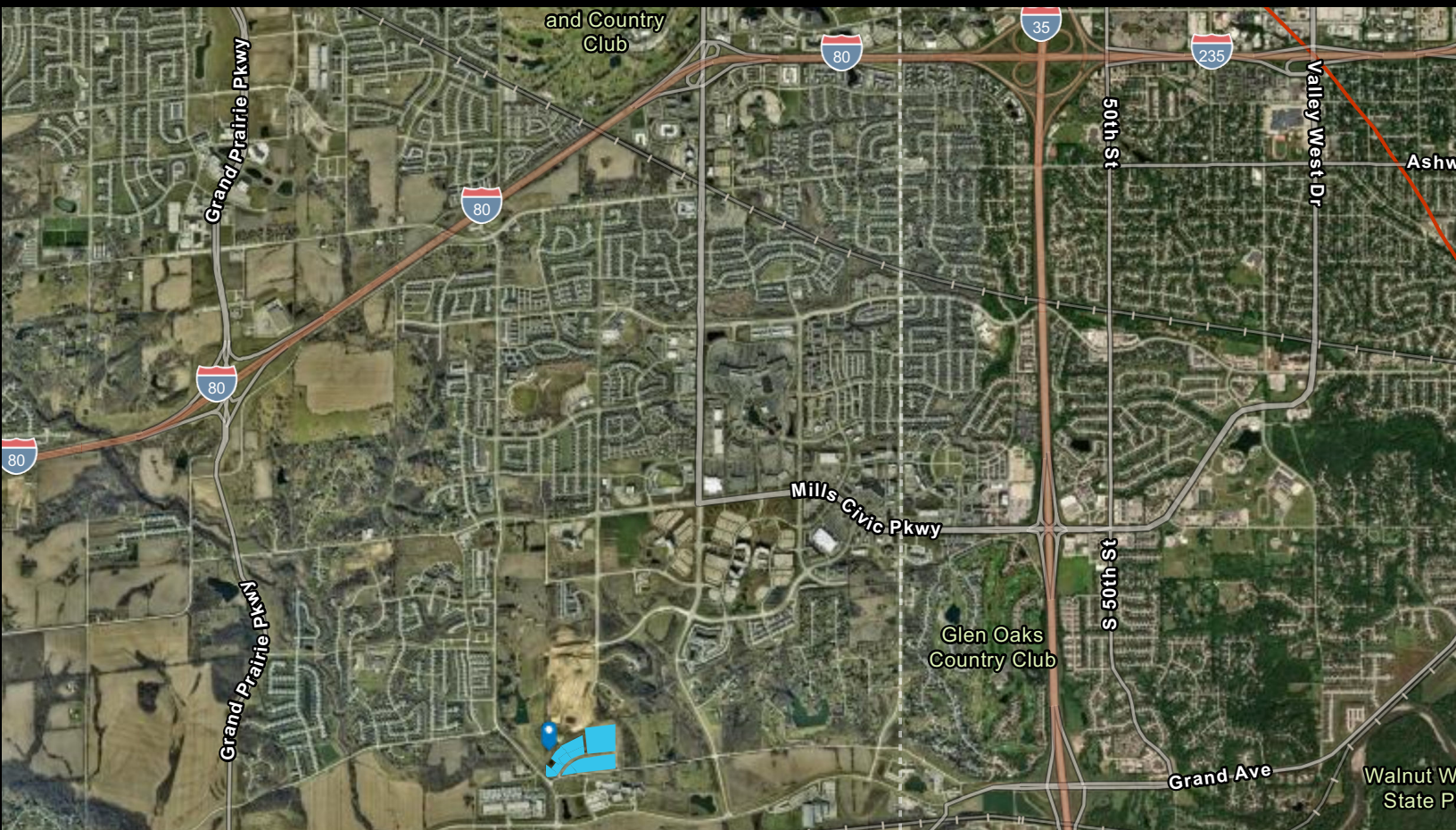
36

Hotels



21

Attractions/
Entertainment



FOR SALE **BOONEVILLE RD / S 88TH ST**

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