

FOR SALE



KNAPP
PROPERTIES



2901-2921 EAST EUCLID AVE

Des Moines, Iowa 50317

*South of E Euclid Ave/Highway 6
& East of E 29th Street*

Development Land For Sale
1.1 Acres

ANGIE TESSAU, CCIM, SIOR

515.707.6889

angiet@knappplc.com

Licensed in IA

KOREY BIRKENHOLTZ

515.480.6596

korey@knappplc.com

Licensed in IA

2901 - 2921 E. Euclid Ave.



LAND DEVELOPMENT



EXCELLENT LOCATION



INTERSTATE ACCESS



C-STORE NEARBY



GROCERY STORE NEARBY



BANK NEARBY



RESTAURANTS NEARBY

LOCATION HIGHLIGHTS

- 0.6 miles to I-235
- 2.2 miles from Northeast Mixmaster (Interstate 80/35/235)
- Across the street from Casey's
- Minutes from rapidly growing Ankeny, Altoona, the East Village & Downtown Des Moines
- Close proximity to major retailers: Hy-Vee and Walgreens
- Less than 4 miles from Outlets of Des Moines
- 4.6 miles from Adventureland Theme Park

2901 E. Euclid Ave

+

2921 E. Euclid Ave

**Total Sale Price for
1.1 Acres: \$500,000**

ANGIE TESSAU, CCIM, SIOR

angiet@knappc.com

515.707.6889

Licensed in IA

KOREY BIRKENHOLTZ

korey@knappc.com

515.480.6596

Licensed in IA



DEMOGRAPHICS

DESTINATION RIDGE

5 mile radius

INCOME



\$57,383

Median Household Income



\$90,123

Median Net Worth



\$177,223

Median Home Value



\$50,707

Median Disposable Income

EDUCATION



23%

Bachelor's/Grad/Prof Degree

BUSINESS



6,040

Total Businesses



145,991

Total Employees

KEY FACTS



134,748

Total Population



200,969

Total Daytime Population



35.8

Median Age



54,327

Households

TRAFFIC



12,850

Hwy 6/ E Euclid



6,600

E 29th St

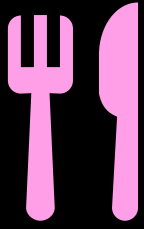
EMPLOYMENT



3.6%

Unemployment Rate

nearby ATTRACTIONS



299

Restaurants



51

Bars and
Pubs



17

Coffee
Shops



31

Grocers



55

C-Stores



90

Retail
Shopping



48

Hotels



50

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$276

Breakfast



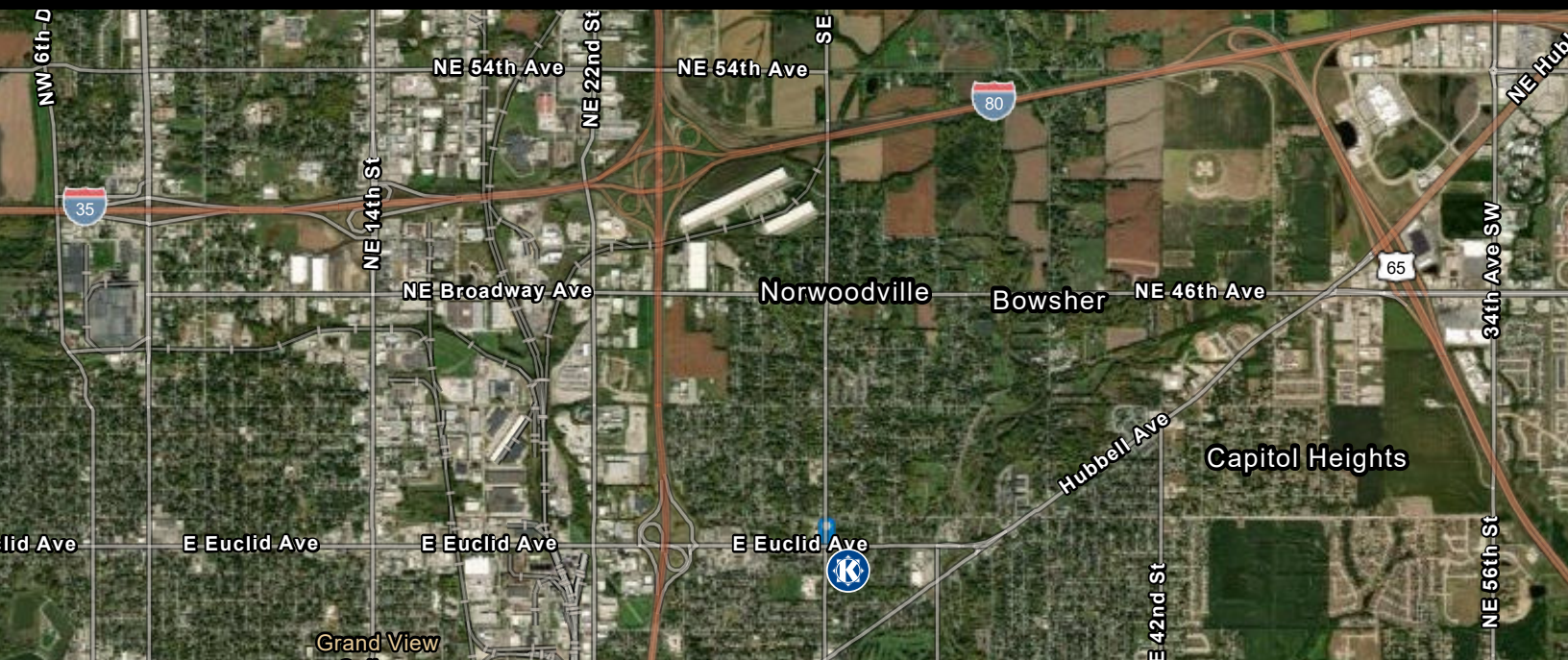
\$817

Lunch



\$1,369

Dinner





FOR SALE **2901-2921 E EUCLID AVE**

Des Moines, Iowa 50317



ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knapplc.com



KOREY BIRKENHOLTZ

515.480.6596
korey@knapplc.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.

Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com