



# Land For Sale

26.4 Acres

\$11.50 psf

Grand Ave. West Des Moines

26.4 Acres  
Front Door to  
The Grand Experience

- Located off the SW Corner of I-35 & Grand Ave. in WDM
- Above the 100-Year Flood Plain
- Zoned Regional Commercial





# Prime Location in WDM FOR SALE

Future Grand Ave. expansion to 6 lanes with a full-lighted access point and two additional right-in, right-outs.

Above the 100-Year Flood Plain.  
See FEMA LOMR Map.

Zoned as Regional Commercial.

Grand Avenue Expansion plans have been announced along with surrounding developments! Located in the continuously growing West Des Moines Suburb with excellent interstate access and high visibility from I-35. Close proximity to the new Des Moines University and multi-million dollar sports complex. The Grand Experience is a proposed 226-acre entertainment district that could include an indoor water park, hotel, retail and dining options, and office space and housing units.

