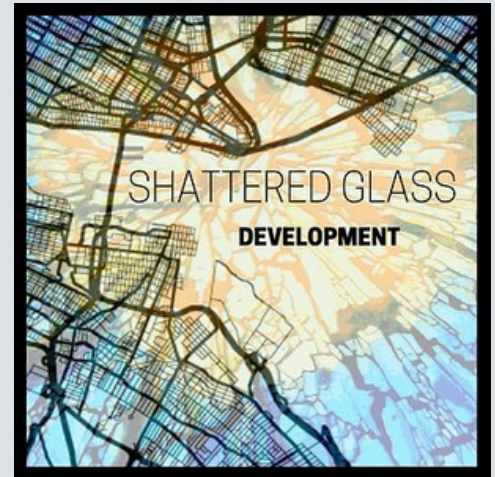


MIXED USE DEVELOPMENT LAND

88TH ST & ASHWORTH RD, WEST DES MOINES



Jackie Johansen
Owner/Broker
(515) 277-0042

About the property:

This project is a unique opportunity for a 16.91-acre development at the crossroads near Interstate 80 and Ashworth Road in West Des Moines, Iowa. This site boasts:

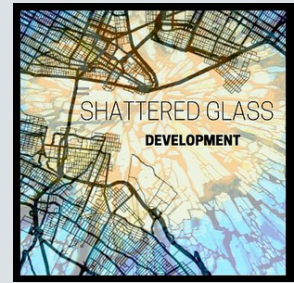
- 612 High density multi-family units underway to the north of the site
- Senior living under construction at the northwest corner of the site
- High density multi-family planned to the south of the site
- Luxury high density multi-family with a Ruth Chris Steakhouse and retail planned east of the site at Jordan Creek Parkway

\$5-\$10 / SQFT

**Varies based on # of acres and use

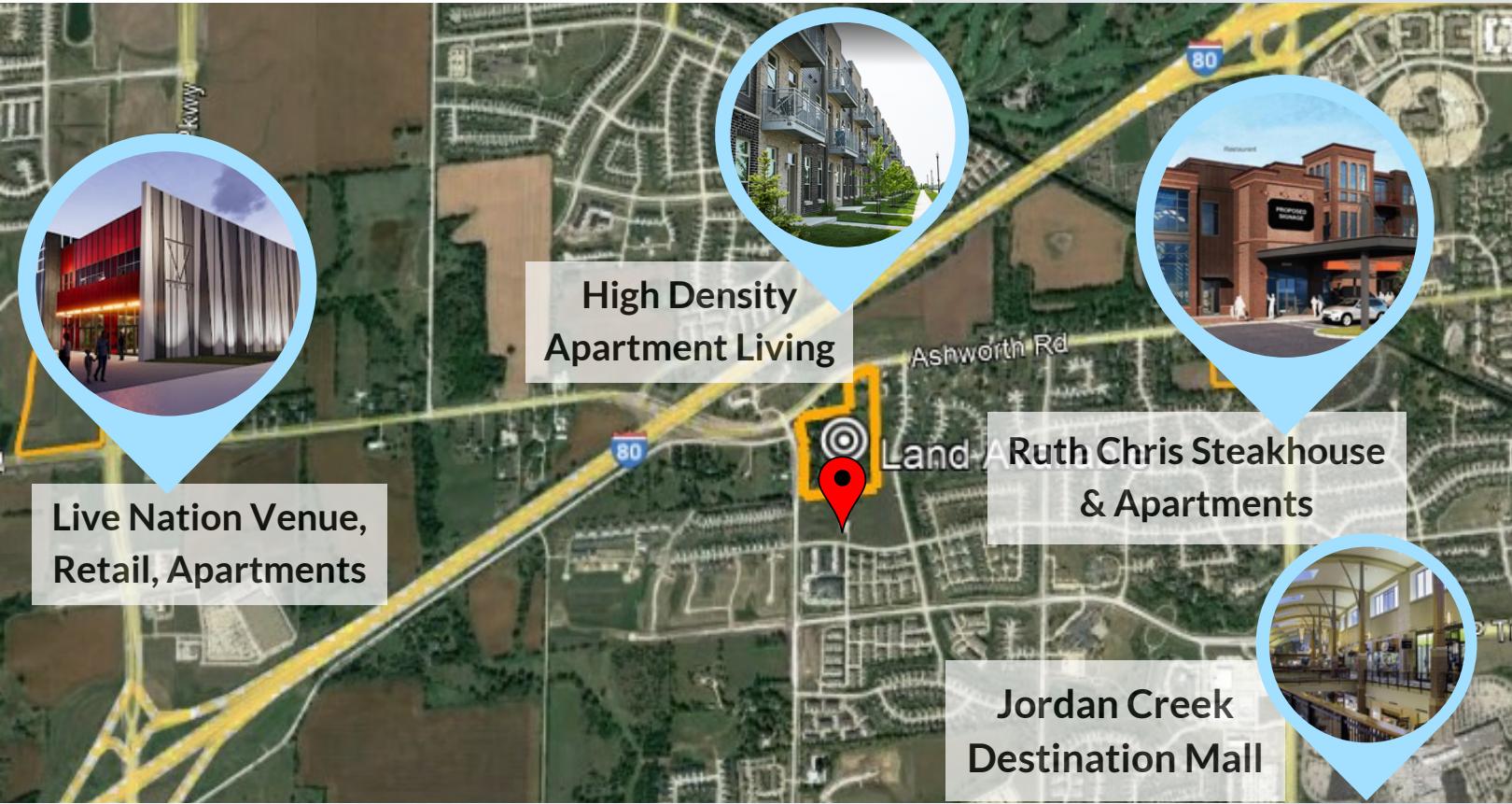
** Convenience store brand under contract in this blue highlighted area

FOR SALE



HIGH TRAFFIC CORRIDOR

88TH ST & ASHWORTH RD, WEST DES MOINES



**Live Nation Venue,
Retail, Apartments**

**High Density
Apartment Living**

**Ruth Chris Steakhouse
& Apartments**

**Jordan Creek
Destination Mall**

Ruth Chris Steakhouse

New Development Completed

A commercial and multifamily residential development called Village on Jordan Creek is planned at Ashworth Rd and Jordan Creek Pkwy

- 199 high-end multifamily units planned
- Construction set to begin Fall 2022
- The development is planned on 9.5 acres

Live Nation Venue

New Development Completed

Live Nation Entertainment has signed an agreement to anchor the Venue, the centerpiece of the KeeTown Loop development in Waukee.

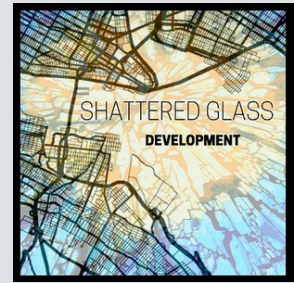
- Venue will hold up to 3,500 people
- Construction started Spring 2022
- Expected to annually bring over 100 shows

High Density Apartment Living

612 planned units coming Fall 2023

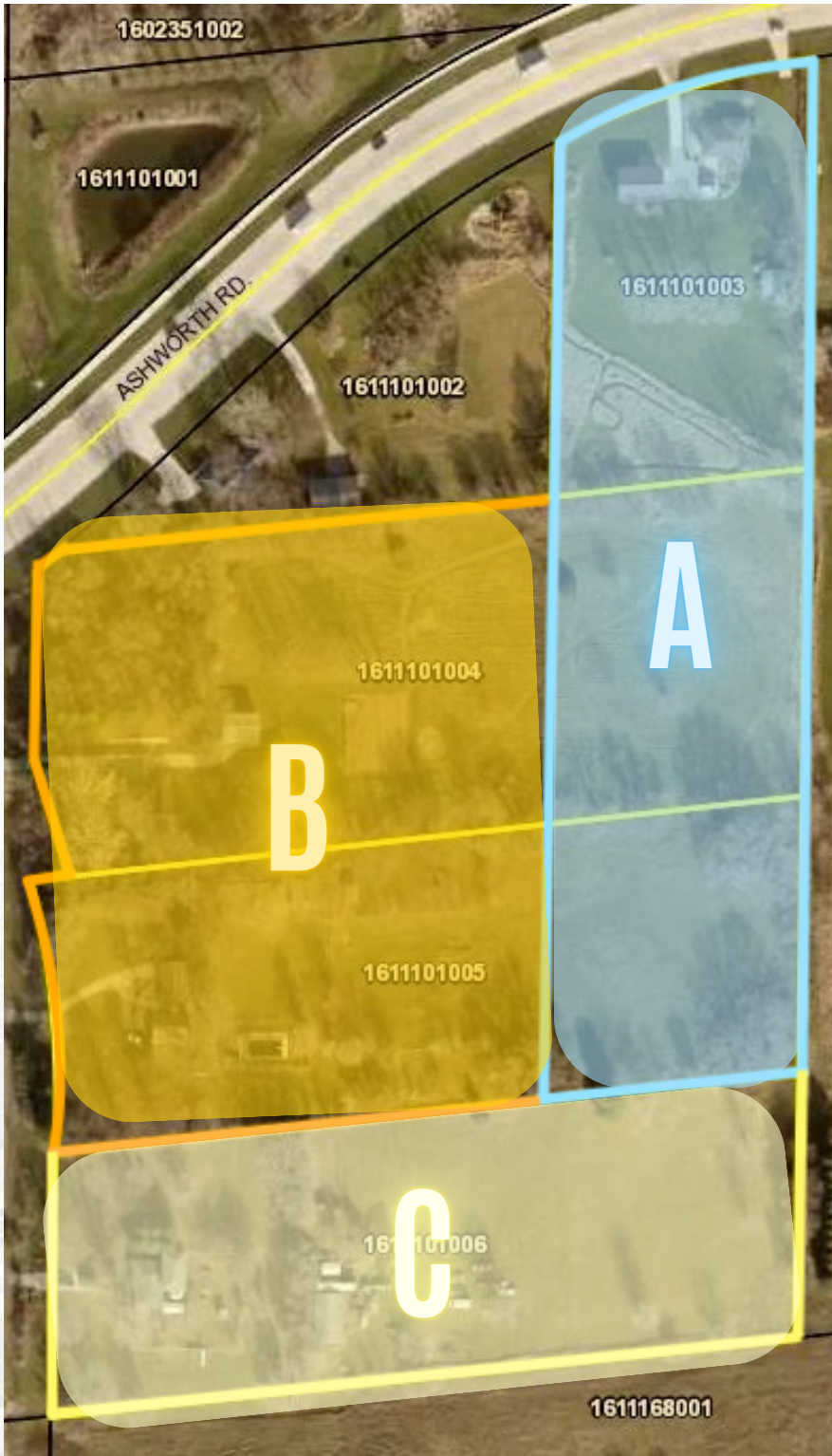
Jordan Creek Destination Mall

Destination Mall and Town Center



ENVISIONED USES BY PARCEL

88TH ST & ASHWORTH RD, WEST DES MOINES



SECTION 'A' USES

- Daycare
- Office
- Townhomes/Row Homes
- Self Storage
- Medium Density Housing
- Senior Living

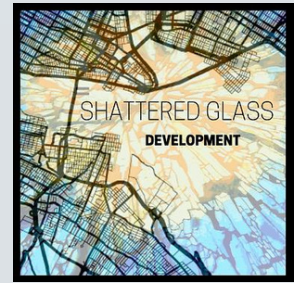
SECTION 'B' USES

- Convenience Store
- Retail / Commercial
- Restaurant
- Grocery Store
- Pharmacy
- Car wash

SECTION 'C' USES

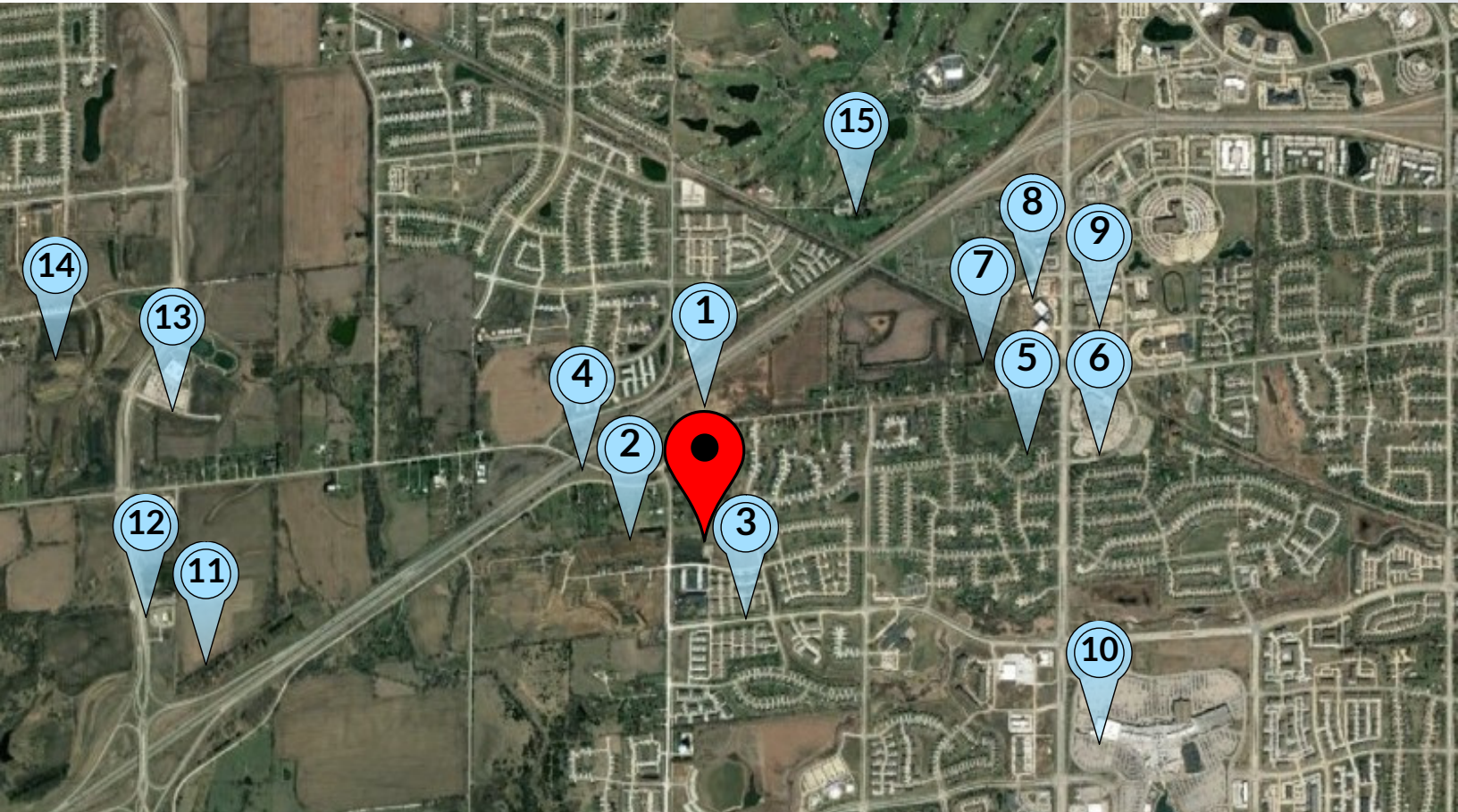
- Medium Density Housing
- Self Storage
- Senior Living
- Rezoning Required

Click here to view all allowed uses
 WWW.CODELIBRARY.AMLEGAL.COM



AERIAL MAP

88TH ST & ASHWORTH RD, WEST DES MOINES



Nearby Developments:

- 1. 612 Multi-Family Apartments Coming 2023
- 2. Medium Density Housing New in 2022
- 3. High Density Multi-Family
- 4. Completed Ashworth Overpass
- 5. Luxury Apartment Development
- 6. Lutheran Church of Hope
- 7. Office Complexes
- 8. Class A Office Park
- 9. Class A and Class B Office Parks
- 10. Jordan Creek Town Center
- 11. New Fleet Farm and Gas Station
- 12. Sleep Inn Hotel
- 13. Corporate Campus for Holmes Murphy
- 14. Medical and Class A Office Campus
- 15. Des Moines Golf and Country Club

SHATTERED GLASS DEVELOPMENT

JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM
LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA