

FOR SALE



KNAPP
PROPERTIES



REBEL RIDGE ESTATES

West Des Moines, Iowa 50266

*South of I-80 & East/West of Grand
Prairie Parkway @ Wendover Road*

Development Land For Sale
≈ 85.5 Acres

ANGIE TESSAU, CCIM, SIOR

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Licensed in IA

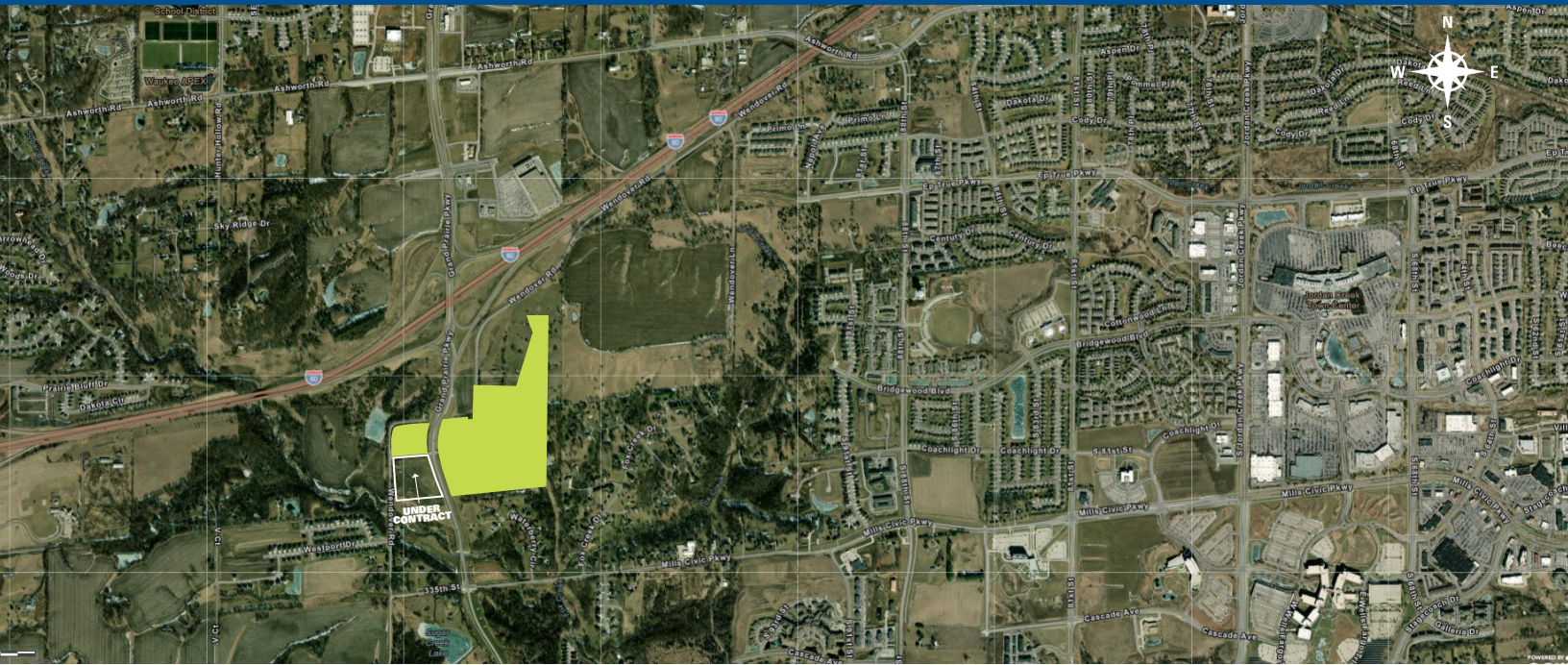
KOREY BIRKENHOLTZ

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REBEL RIDGE ESTATES FOR SALE



Development Land

≈ 85.5 Acres
Call for Pricing
Available: Now

- Prime mixed use development ground
- Highly visible with frontage & full direct access to I-80, Grand Prairie Parkway and future EP True Parkway connection to Jordan Creek Parkway
- Situated just south of Kettlestone and Waukee's new 40-acre entertainment district, KeeTown Loop.



LAND DEVELOPMENT



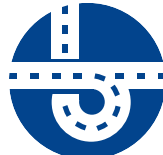
EXCELLENT LOCATION



ATTRACTIONS



SPORTSPLEX NEARBY



INTERSTATE ACCESS



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



BIKE TRAIL NEARBY



HOTEL NEARBY



MOVIE THEATER NEARBY



C-STORE NEARBY



GROCERY STORE NEARBY



MULTIFAMILY



OFFICE SPACE



MEDICAL SPACE



COFFEE SHOP NEARBY



DENTAL SPACE

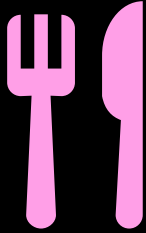


ENTERTAINMENT NEARBY



SCHOOL NEARBY

nearby **ATTRACTIONS**



204

Restaurants



14

Bars and
Pubs



19

Coffee
Shops



15

Grocers



30

C-Stores



45

Retail
Shopping



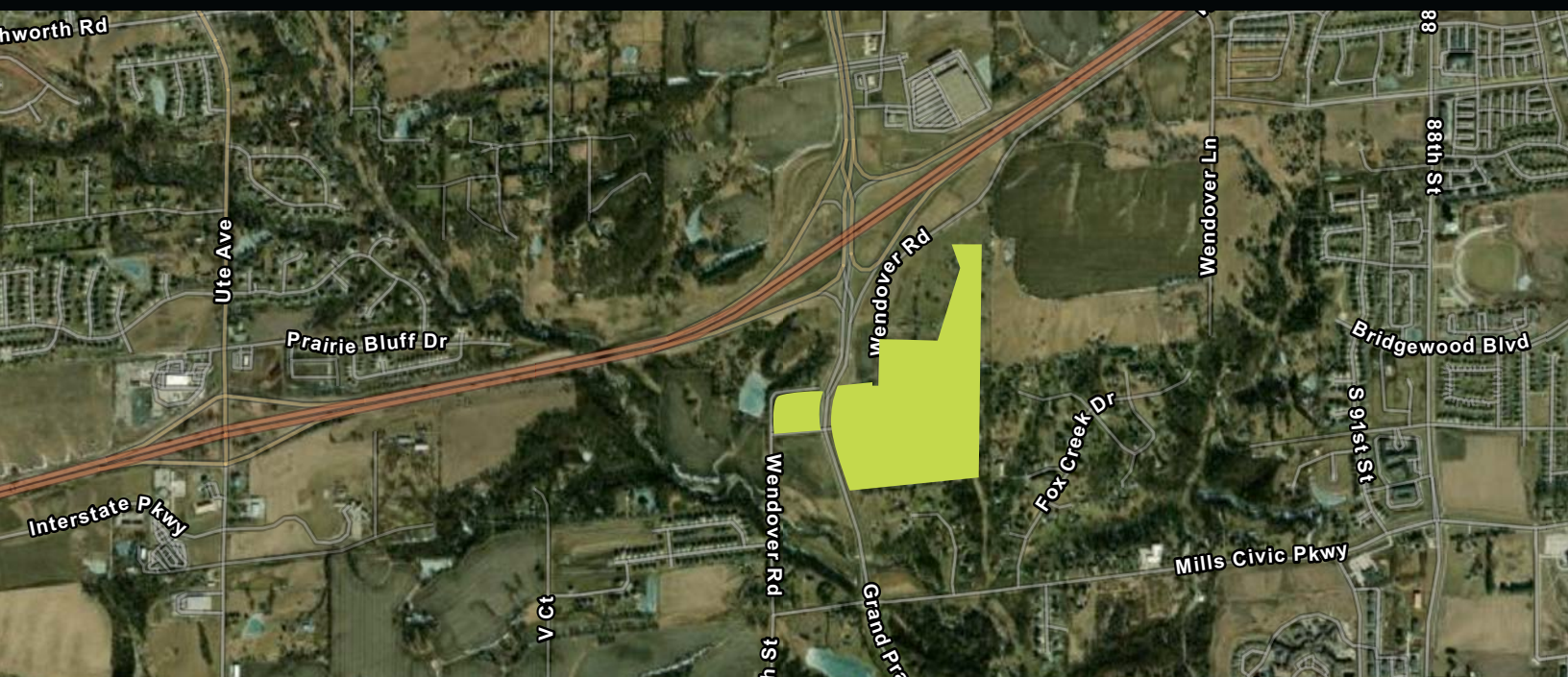
37

Hotels



19

Attractions/
Entertainment



DEMOGRAPHICS

REBEL RIDGE ESTATES

5 mile radius

INCOME



\$118,152

Median Household Income



\$410,122

Median Net Worth



\$389,349

Median Home Value



\$96,914

Median Disposable Income

EDUCATION



65%

Bachelor's/Grad/Prof Degree

BUSINESS



3,087

Total Businesses



57,302

Total Employees

KEY FACTS



96,641

Total Population



100,890

Total Daytime Population



35.5

Median Age



38,756

Households

TRAFFIC



55,100

I-80



5,780

Grand Prairie Pkwy

EMPLOYMENT



1.9%

Unemployment Rate



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