

PARCELS FOR SALE

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PAVILION PARK

OFFICE / RETAIL / MIXED-USE / MULTI-FAMILY

WEST DES MOINES / WAUKEE, IOWA
SE CORNER OF GRAND PRAIRIE PARKWAY & I-80



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PREMIER DEVELOPMENT OPPORTUNITY

Spanning over 260 acres, Pavilion Park is a dynamic, mixed-use destination offering prime opportunities for retail, hospitality, office space, and a wide range of residential options, including single-family and medium to high-density housing.

Strategically located with high visibility from Interstate 80 and direct access via the new Grand Prairie Parkway interchange. Upcoming extensions of EP True Parkway and Bridgewood Drive will link the development to Jordan Creek Parkway and the 2-million-square-foot Jordan Creek Town Center lifestyle hub.

Minutes from Pavilion Park, you'll find Vibrant Music Hall, dining, hotels, medical services, Fleet Farm, and Jordan Creek Town Center. Major employers like Holmes Murphy, Athene, Wells Fargo, and IMT Insurance will be easily accessible with planned roadway expansion. As West Des Moines and Waukee continue to grow, Pavilion Park makes it a prime location for business.

- Zoning: Commercial, mixed-use, high and medium-density residential and single-family residential
- Project Number of Acres: 260 +/-
- Traffic Counts:
 - I-80 @ Grand Prairie Parkway #118: 42,500 vehicles per day
 - Grand Prairie Parkway 2025: 21,643 vehicles per day*
- Convenient access to I-80, Exit 118 cloverleaf interchange

TYPES OF USERS:









DEMOGRAPHICS - 5 MILE RADIUS



95,905
POPULATION



35.5
MEDIAN AGE



\$117,830
MEDIAN HOUSEHOLD INCOME



\$406,999
MEDIAN NET WORTH



\$440,771
AVERAGE HOME VALUE



61.2%
OWNER OCCUPIED HOUSING



50,104
TOTAL EMPLOYEES



2,976
TOTAL BUSINESSES

SOURCE: 2024 ESRI ESTIMATES

WHAT PEOPLE ARE SAYING ABOUT THE DES MOINES METRO:

- #1 Best Place to Live in the Midwest for High Salaries and Low Cost of Living - The Absent, 2025
- Des Moines - West Des Moines area ranked the #2 Place for Young Professionals to Live - Forbes, 2024
- Top 5 Most Neighborly City in the U.S. - Neighbor, 2024
- #3 Most Livable City in the U.S. - Visual Capitalist, 2025
- #5 Cost of Living for States in the U.S. - U.S. News & World Report, 2025
- Des Moines metro area is the fastest-growing major metropolitan area in the Midwest - Business Record, 2024
- #3 Most Livable metros for Renters - rent cafe, 2024
- Top 15 for most "up-and-coming" cities - Clever Real Estate, 2025

West Des Moines:

- West Des Moines ranked as the top place to live in Iowa - Niche, 2024
- Des Moines- West Des Moines Metropolitan is No. 1 in a ranking of economic strength amongst metropolitan areas. The ranking is using data that includes per capita income, construction, and retail - Policom Corp, 2024

TRAFFIC:

- Interstates 35 and 80 connect West Des Moines-Waukee to customers and suppliers throughout the United States. Perfectly positioned in the Midwest, West Des Moines-Waukee has a direct connection to I-80 and is within a day's drive of many major metropolitan areas. It is also a quick drive to downtown Des Moines, the capital city of Iowa.



AROUND 42,500
VEHICLES PER DAY
INTERSTATE 80



AROUND 21,643
VEHICLES PER DAY*
GRAND PRAIRIE PARKWAY

*SOURCE: IOWA DOT - TRAFFIC COUNTS LAST COUNTED IN 2023.