

# 20.62 Acres Development Land SW 9th at Army Post Road (SE Quadrant) Des Moines, Iowa

## **Development Land**

20.62 acres of development land north of Blank Park Zoo, in Des Moines. Iowa. Site sits in the 2023 Qualified Census Tract and is perfect for an affordable housing project.

### **Available Space**

+ 20.62 Acres / 898,207 SF

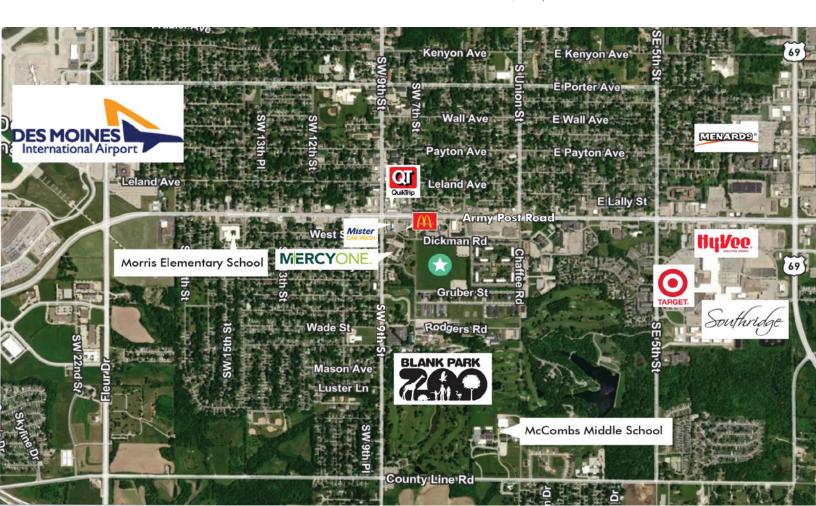
#### Sale Price

+ \$2,020,000 or \$2.25/SF

#### Site Features

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- + Ideal for Residential, Multi Family or Senior Housing
- + Sits in 2023 Qualified Census Tract (QCT)
- + Easy access to Hwy 5 & to downtown Des Moines from SW 9th
- + Convenient Access to Southridge Mall, Target and Hy-Vee as well as Blank Park Zoo, Blank Park Golf Course
- + Near Morris Elementary School / McCombs Middle School
- + Army Post Road: 18,284 vpd
- + SW 9th Street: 15,229 vpd



SW 9th at Army Post Road (SE Quadrant) | Des Moines, Iowa



	1-Mile	3-Mile	5-Mile
2022 Total Population	10,499	53,802	103,662
2022-2027 Population Growth Rate	0.49%	0.69%	0.74%
Daytime Population	7,865	42,361	152,097
Households	4,318	20,641	42,994
Average Household Income	\$58,864	\$75,636	\$81,680
Median Household Income	\$46,440	\$55,983	\$57,686
Per Capita Income	\$23,513	\$29,990	\$35,075
Median Age	35.70	36.70	36.00
2020 Businesses	214	1,234	4,601

# **Contact Us**

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