

20.62 Acres Development Land

SW 9th at Army Post Road (SE Quadrant)
 Des Moines, Iowa
www.cbre.com/desmoines

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

- + 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



20.62 Acres Development Land

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

For Sale



	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

TJ Jacobs, CCIM

Vice President

+1 515 221 6654

thomas.jacobs@cbre.com

Licensed in the State of Iowa

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.