

For Sale

Commercial Land

±2.6 Acres



1475 Hart Avenue

Des Moines, Iowa 50320

Property Description

Commercial development land for sale located just east of the intersection of SE 14th and Hart Ave. in Des Moines, IA. The land is strategically located and has great potential in this rapidly expanding corridor that includes Menards, Dollar Tree, Olive Garden, Taco John's, Starbucks and newly announced Raising Cane's Chicken and Silverstar Car Wash. The property is being rezoned to "EX District" which will allow for a mix of light industrial uses including Self Storage or Contractor bays.

Property Highlights

- Sale Price: \$300,000 (\$2.65 PSF)
- 3 Lots Totaling - ± 2.6 AC (113,382 SF)
- Zoning: EX District
- Traffic Counts: SE 14th & Hart Ave. - 26,200 VPD (Iowa DOT 2021)

OFFERING SUMMARY

Sale Price	\$300,000
Lot Size	±2.6 Acres

VIEW PROPERTY VIDEO

For more information

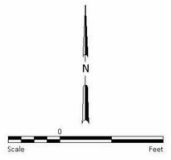
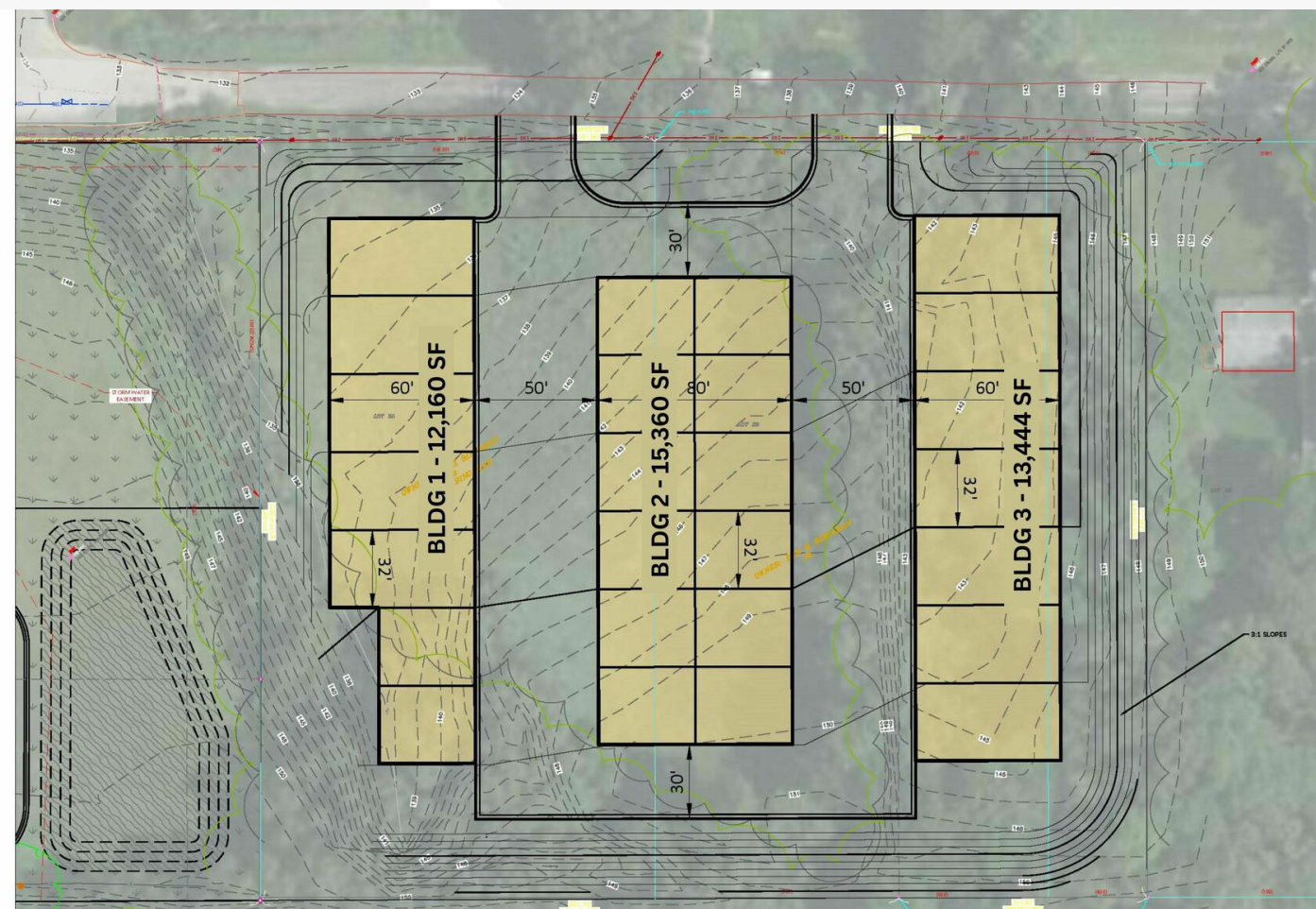
Tom Hudson

O: 515 453 5480
tomhudson@iowarealtycommercial.com

Jerry Marckres

O: 515 453 5482
jmarckres@iowarealtycommercial.com

Concept



PRELIMINARY
NOT FOR CONSTRUCTION

Location

