

Ramada by Wyndham Urbandale

Tropics Resort & Conference Center

5000 Merle Hay Rd | Urbandale, IA

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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OFFERING SUMMARY

The Ramada by Wyndham Urbandale Tropics Resort & Conference Center is ideally located along Merle Hay Road with prime access to Interstates 80 and 35. The property features a full-service hospitality offering with extensive meeting and event space, on-site dining, a fitness center, and the popular indoor tropical-themed water park. Positioned near key demand drivers, including the Johnston and Urbandale business districts, Merle Hay Mall, Drake University, and Downtown Des Moines, the property serves a diverse mix of business, leisure, and group travelers.

PROPERTY HIGHLIGHTS

Listing Price:	\$4,500,000
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# of Rooms:	166
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Gross SF:	137,340
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INVESTMENT HIGHLIGHTS

166 Rooms | 2 Stories | Des Moines Area Hotel
Full-Service Hotel | Direct Interstate Access



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PROPERTY OVERVIEW

- Prime location on Merle Hay Road with direct access to I-80/I-35
- Full-service hotel with conference and event facilities
- Indoor tropical-themed water park and resort-style amenities
- On-site restaurant, lounge, fitness center, and guest services
- Strong visibility along a major commercial corridor
- Minutes from Downtown Des Moines and regional employment centers

BUILDING INFORMATION

Number of Floors:	2
Number of Rooms:	166
Year Built/Renovated:	1970/2009
Gross SF:	137,340 SF
Lot Size:	9.85 Acres (428,860 SF)
Parking:	400 Spaces (2.41 per room)
Event/Conference Space:	24,804 SF

[VISIT DEAL ROOM](#)



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SITE AND PROPERTY DETAILS

GUEST ROOM CONFIGURATION

ROOM TYPE	# ROOMS	% OF SIZE
Double Queen	77	46.39%
One King w/ Sofa Sleeper	13	7.83%
Pool Side Single King	10	6.02%
Pool Side Double Queen	42	25.3%
Handicapped Single Queen	5	3.01%
King w/ Whirlpool	1	0.6%
Double Queen Suite	13	7.83%
King Suite	1	0.6%
Single King, Double Queen	2	1.2%
Pool Side Queen Handicap	2	1.2%
Total	166	100%

MEETING/BANQUET ROOMS

NAME	SIZE
Main Ballroom	5,200 SF
Salon A	4,901 SF
Salon B	4,901 SF
Salon C	4,901 SF
Salon D	4,901 SF
Total Interior Four Wall Space	24,804 SF



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PARCEL MAP



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LOCAL COMPETITION



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DES MOINES MSA, IOWA

Des Moines is the capital and most populous city of Iowa, with a current population of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 760,000 people, which represents 33% of the state's population.

*Crossroads of major interstates

2026 Des Moines MSA Demographics



Total Population
759,174



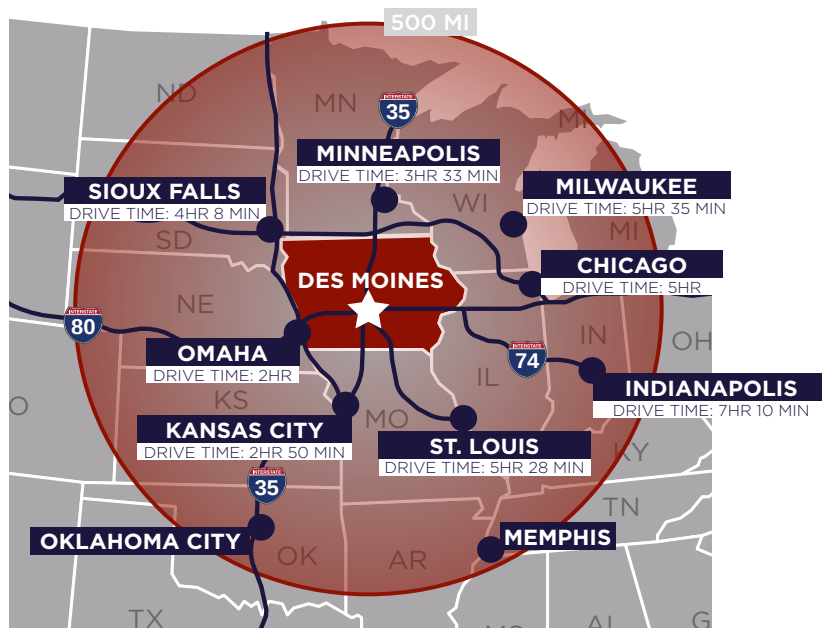
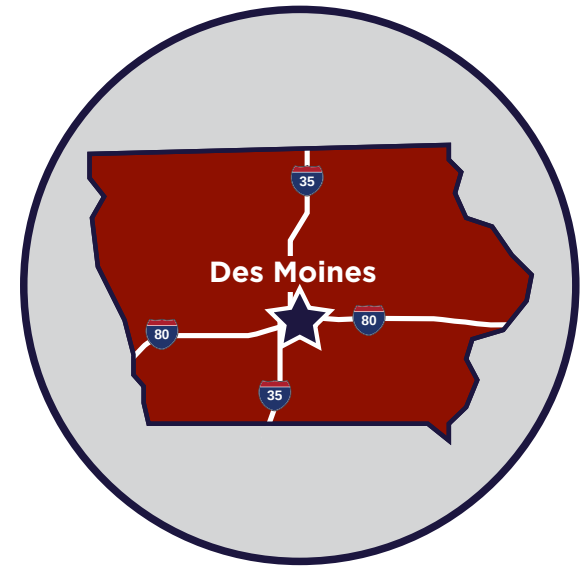
Total Households
302,502



Daytime Population
761,942



Avg HH Income
\$85,117



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Disclaimer

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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