



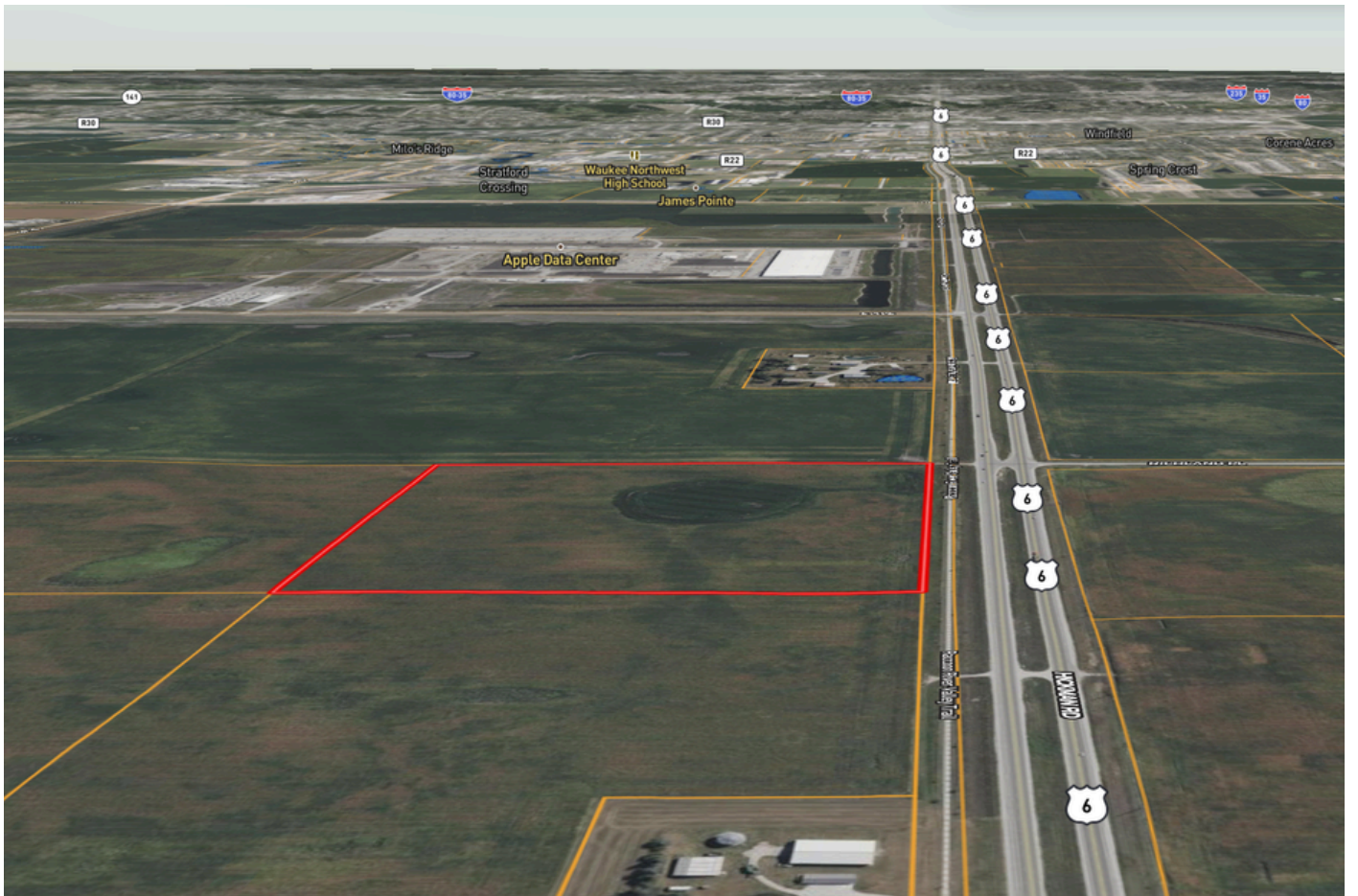
FOR SALE

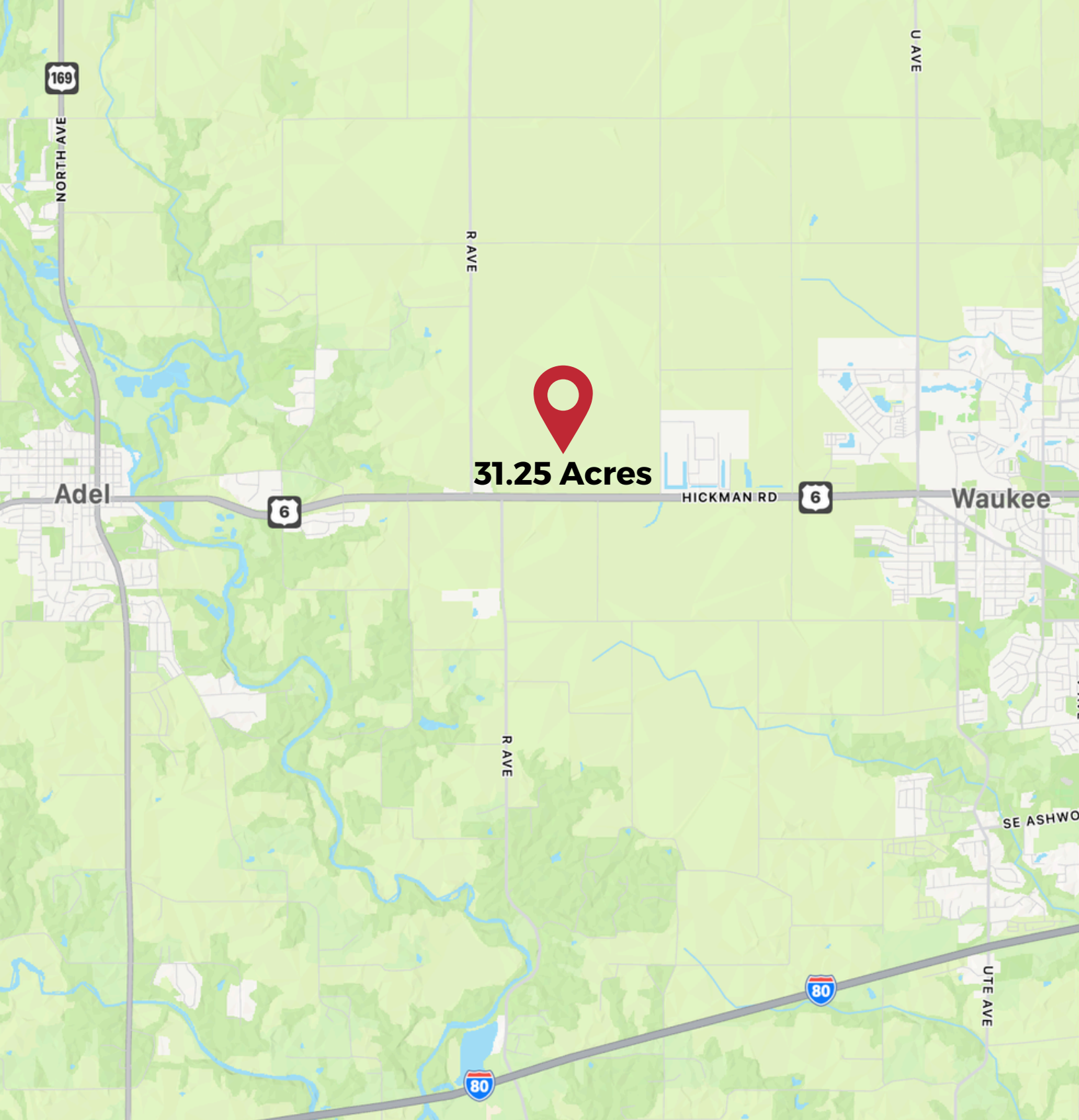
31.65 ACRES ON HICKMAN BETWEEN ADEL & WAUKEE

Situated in Dallas County, this 31.65-acre property is located just west of the Apple Data Center along Hickman Road. The site offers over 1,135 feet of highway frontage, providing excellent visibility and accessibility. With its strategic location and strong development potential, the property is well suited for a corporate campus, light industrial park, or mixed-use development.

PROPERTY DETAILS

- Price - \$1,899,000
- 1,135' of Hickman Road Frontage
- Unincorporated with annexation to Waukee
- ADM School District
- Adjacent to planned 220-acre wetland with walking paths
- West boundary is Adel
- East boundary is Waukee
- Zoned agriculture with flexible options
- Water & sewer located at SE corner of site







WB Realty Company is a licensed broker in the state of Iowa



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Broker has financial interest in the property