

FOR SALE



AIRPORT COMMERCE PARK WEST

Des Moines, Iowa 50321
(South of Park Ave & East of SW 63rd St)

Business Park Development Land

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

AIRPORT COMMERCE PARK WEST FOR SALE



Airport Commerce Park West is located 1.5 miles from the Historic Valley Junction. Valley Junction is the gathering place that is the heart & soul of West Des Moines — a delightful mix of old and new, bridging generations with unique shops, vibrant events and a walkable hometown feel. The district's mission is to support small businesses, connect the community, preserve the historic character while the area evolves.

This development ground is less than 5 miles from the Des Moines International Airport. The airport announced it's newest project, Lift DSM, which aims to lift the passenger experience by modernizing and streamlining the travel journey while supporting the local economy by elevating the region through air service connectivity. With nearly 3 million passengers passing through the terminal each year, Des Moines plans to add a new terminal which will have long-term benefits to the region and state. These projects will also enhance development opportunities on the airport campus, elevating the speed of business in the region.

Airport Commerce Park West is situated between Brown's Woods and Water Works Park. Less than 3 miles from I-235 and Highway 5, less than 4 miles from Raccoon River Park and Gray's Lake, and less than 5 miles from downtown, which makes this land central to so many Des Moines amenities.



LAND DEVELOPMENT



OFFICE SPACE



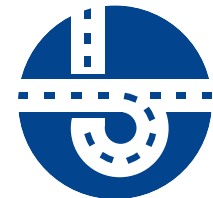
WAREHOUSE SPACE



FLEX SPACE



AIRPORT NEARBY



INTERSTATE ACCESS



EXCELLENT LOCATION



PARK NEARBY



C-STORE NEARBY



GOLF COURSE NEARBY



RESTAURANTS NEARBY



SUBSTATION NEARBY

ACPW PLAT 1 AVAILABILITY

SW 63rd STREET

SW 61st STREET



WATROUS AVENUE

385'

4

3.79 AC

426'

390'

420'

DEVELOPMENT LAND

BUSINESS PARK/COMMERCIAL/
WAREHOUSE/LIGHT MANUFACTURING

UP TO 3.79 ACRES

Plat 1 Lot 4

Pricing: \$3.50 PSF

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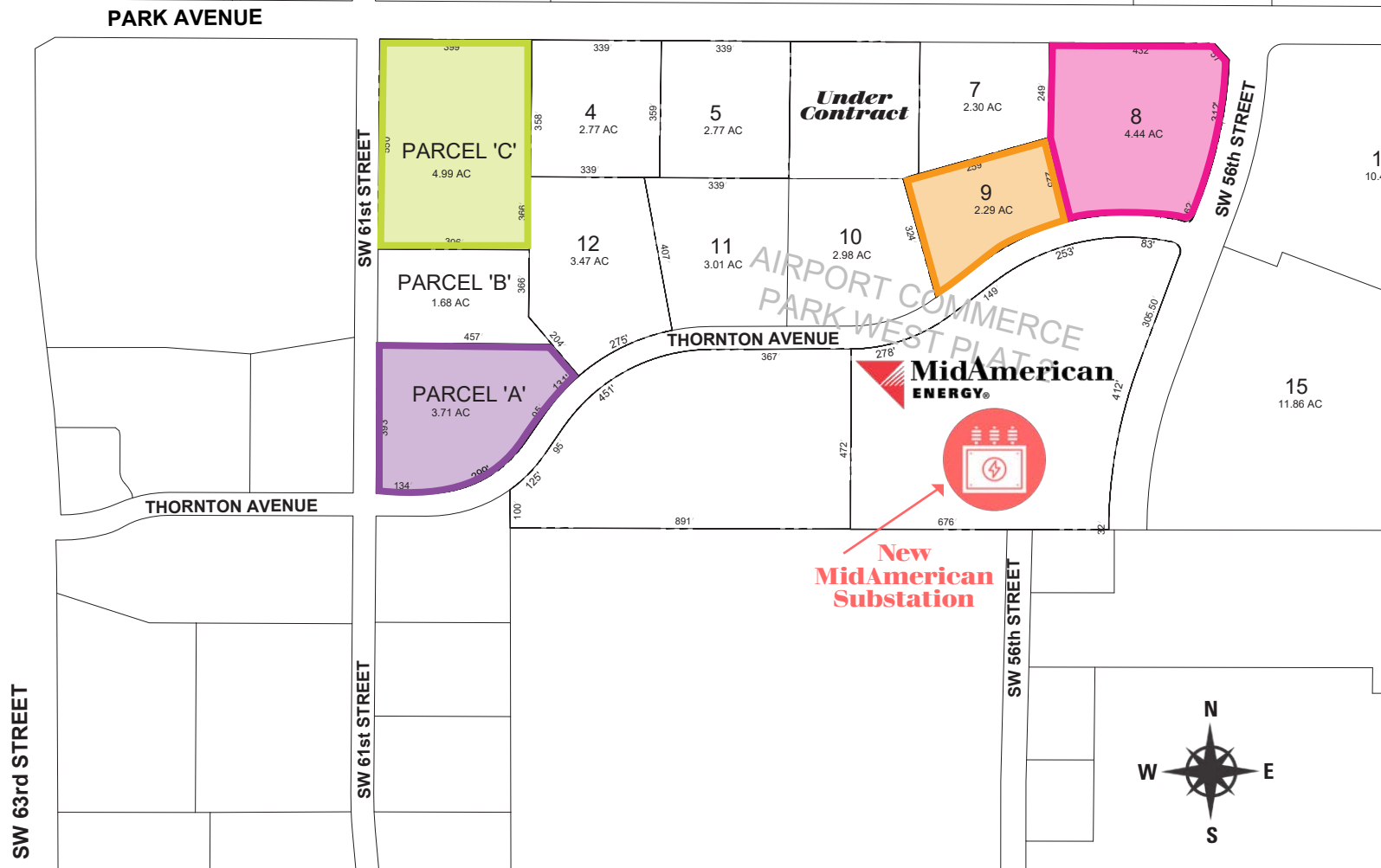
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ACPW PLAT 2 AVAILABILITY



DEVELOPMENT LAND

BUSINESS PARK · COMMERCIAL · LIGHT MANUFACTURING · WAREHOUSE

Plat 2 Parcel A **Plat 2 Lot 8**

3.71 Acres

Pricing: \$3.50 PSF

4.44 Acres

Pricing: \$7 PSF

Plat 2 Parcel C **Plat 2 Lot 9**

4.99 Acres

Pricing: \$7 PSF

2.29 Acres

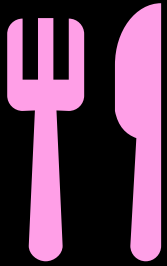
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nearby ATTRACTIONS



420

Restaurants



46

Bars and
Pubs



40

Coffee
Shops



42

Grocers



60

C-Stores



112

Retail
Shopping



42

Hotels



79

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$379

Breakfast



\$1,172

Lunch



\$1,778

Dinner

DEMOGRAPHICS

AIRPORT COMMERCE PARK WEST

5 mile radius

INCOME



\$61,558

Median Household Income



\$103,959

Median Net Worth



\$210,028

Median Home Value



\$51,302

Median Disposable Income

EDUCATION



43%

Bachelor's/Grad/Prof Degree

BUSINESS



8,329

Total Businesses



156,427

Total Employees

KEY FACTS



103,814

Total Population



132,518

Total Daytime Population



37.1

Median Age



76,129

Households

TRAFFIC



25,200

Hwy 28/SE 1st St/
SW 63rd St



15,500

Park Ave

EMPLOYMENT



3.2%

Unemployment Rate

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KNAPP
PROPERTIES



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Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com