

22 Acre Development Land

WEST DES MOINES | IA



HOPE DEVELOPMENT & REALTY

CBRE

The Offering

CBRE is pleased to offer a 22-acre mixed use land development opportunity in West Des Moines, Iowa, strategically located off Interstate 35 and Mills Civic Parkway. The mid-size site offers flexibility in use types, making it ideal for various retail, office, medical office, hotel and multi-family residential. With Interstate visibility and significant traffic counts on both I -35 and Mills Civic Parkway, users will appreciate an approachable site with easy access. The Ownership group is excited to either sell off parcels or build to suit properties for Tenants.

PROPERTY OVERVIEW

Location	I-35 and Mills Civic Pkwy
Asking Price	Please contact agent for pricing details
Acres	22
Land Parcels	Between 1.5 acres to 22 acres For Sale





Potential Site Usage



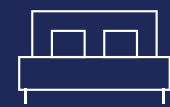
Residential



Commercial/Mixed Use



Specialized Office



Hospitality

Site Aerial



JORDAN CREEK
TOWN CENTER

West Glen Town Center



29,050 VPD

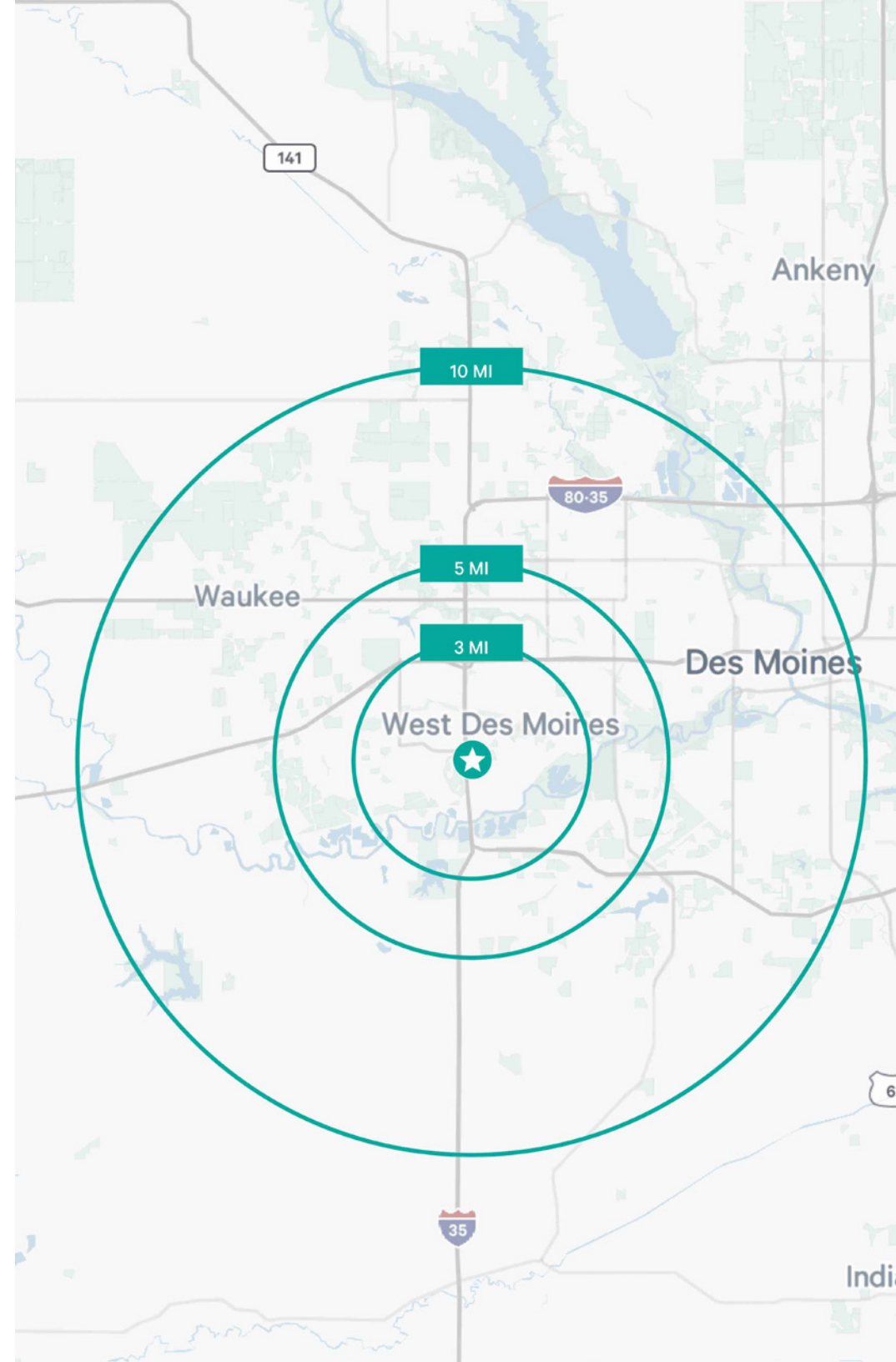
Mills Civic Pkwy



31,800 VPD

Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION	5,780	50,463	134,482
HOUSEHOLDS	2,469	19,629	52,972
AVG. HOUSING VALUE	\$279,208	\$351,416	\$363,265
AVG. HOUSEHOLD INCOME	\$116,813	\$148,762	\$138,983
MEDIAN HOUSEHOLD INCOME	\$84,608	\$114,790	\$106,147
AVG. HOUSEHOLD SIZE	2.32	2.55	2.53
MEDIAN AGE	34.7	37.8	38.1
BACHELOR'S DEGREE OR HIGHER	36.0%	57.2%	54.4%
RENTER OCCUPIED UNITS	27.2%	25.1%	27.4%
OWNER OCCUPIED UNITS	65.4%	69.9%	67.4%
BUSINESSES	284	2,304	6,671
DAYTIME POPULATION	5,600	58,130	160,672



Nearby Retail



22
acres

C O N T A C T S

TJ JACOBS, CCIM

First Vice President

+1 515 418 8776

thomas.jacobs@cbre.com

Licensed in the State of Iowa

MIKE MACRI III, MRED, CCIM

Vice President

+1 515 229 2313

mike.macri@cbre.com

Licensed in the State of Iowa

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