

9311 PLUM DRIVE

URBANDALE, IOWA

90,515 VPD



SITE
10 ACRES

PLUM DRIVE



DRONE VIDEO

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CBRE



PROPERTY SUMMARY

Land	10 Acres
Sale Price	\$6.00 per square foot (\$2,614,000)
Zoning	C-O (office/service district)
Location	Excellent visibility just south of I-80/35, between 100th Street & 86th Street.
Traffic Counts	24,000 VPD at Plum Drive & 86th Street 86,081 VPD at I-35 & NW 100th Street 90,515 VPD at I-35 & 86th Street

The subject property is 10 acres of development land just off I-80/35 in the affluent and quickly growing city of Urbandale. Located near amenities hotels, retail, and office within The Urban Loop.



[VISIT WEBSITE](#)

to view development projects under way.



DEMOGRAPHIC COMPREHENSIVE	1-MILE	3-MILES	5-MILES
POPULATION			
2023 Population - Current Year Estimate	5,682	57,302	163,360
HOUSEHOLD INCOME			
Average Household Income	\$139,478	\$124,780	\$122,058
2023 Per Capita Income	\$59,471	\$50,070	\$49,118
HOUSEHOLDS			
2023 Households - Current Year Estimate	2,451	22,998	65,577

LOCATION

JOHNSTON

GRIMES

SITE
10 ACRES

86,081 VPD

90,515 VPD



NW 100TH STREET

PLUM DRIVE

NW 86TH STREET

Alliance Construction Group

24,000 VPD



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