

# FOR SALE



**KNAPP**  
PROPERTIES



## REBEL RIDGE ESTATES

**West Des Moines, Iowa 50266**  
*South of I-80 & East/West of Grand  
Prairie Parkway @ Wendover Road*

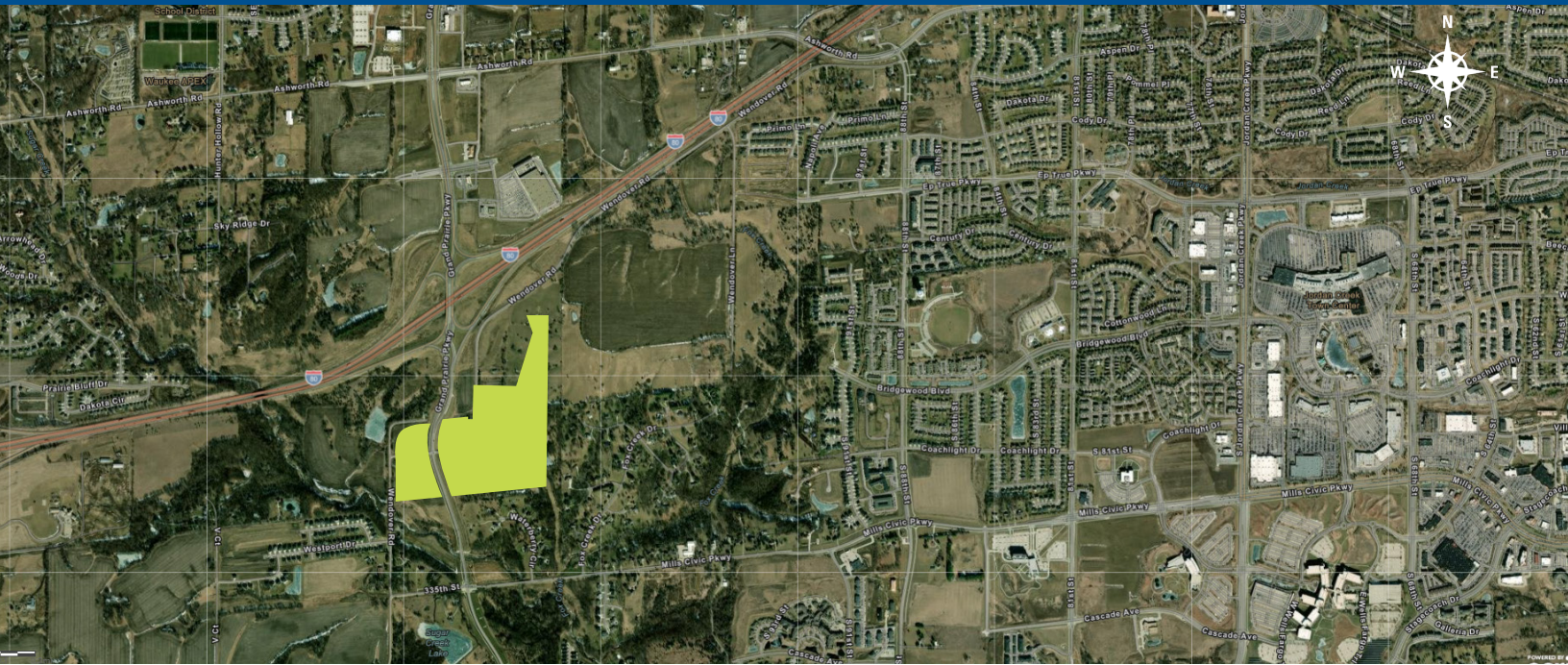
Development Land For Sale  
98.68 Acres

**ANGIE TESSAU, CCIM, SIOR**  
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Licensed in IA

**KOREY BIRKENHOLTZ**  
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# REBEL RIDGE ESTATES FOR SALE



## Development Land

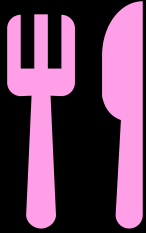
98.68 Acres  
*Call for Pricing*  
*Available: Now*

- Prime mixed use development ground
- Highly visible with frontage & full direct access to I-80, Grand Prairie Parkway and future EP True Parkway connection to Jordan Creek Parkway
- Situated just south of Kettlestone and Waukee's new 40-acre entertainment district, KeeTown Loop.





# *nearby* ATTRACTIONS



204

Restaurants



14

Bars and  
Pubs



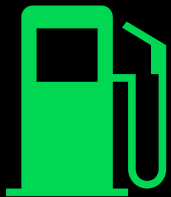
19

Coffee  
Shops



15

Grocers



30

C-Stores



45

Retail  
Shopping



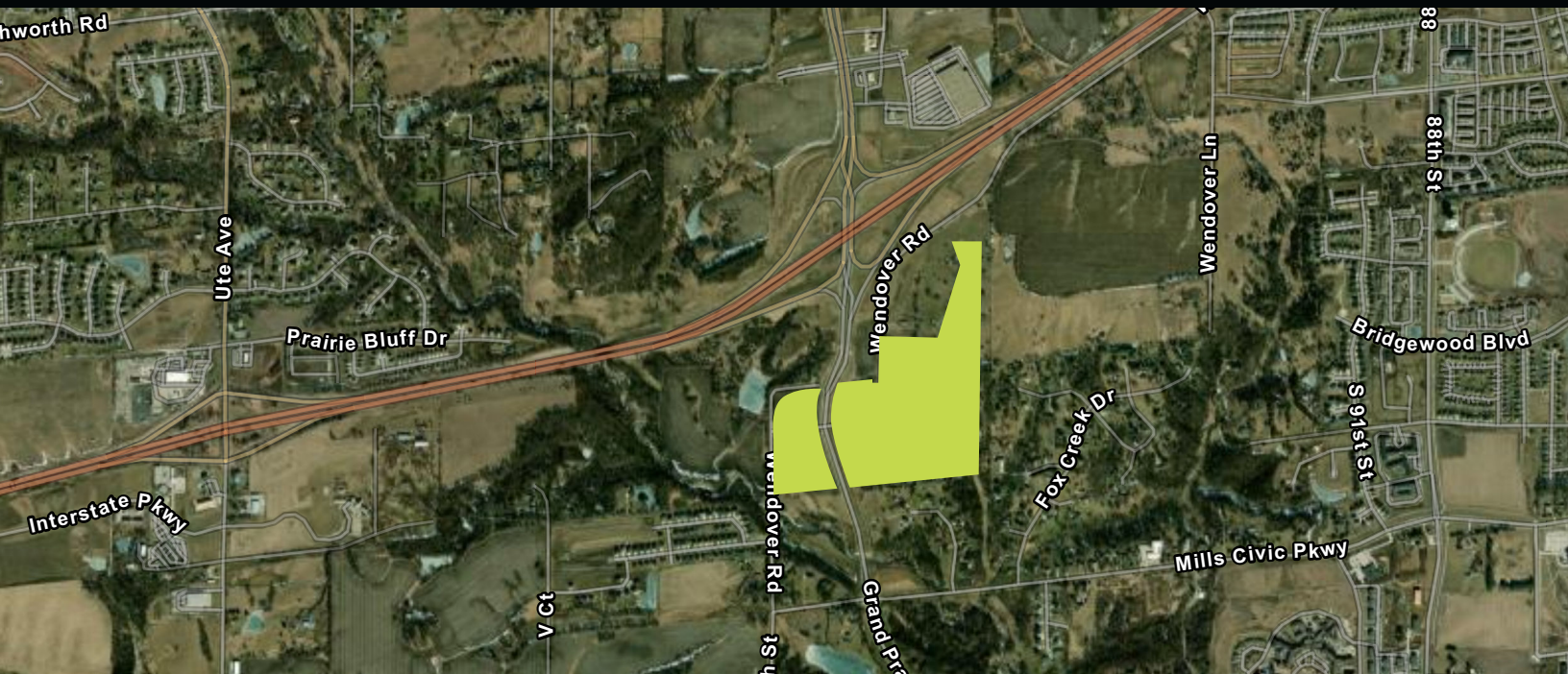
37

Hotels



19

Attractions/  
Entertainment



# DEMOGRAPHICS

## REBEL RIDGE ESTATES

5 mile radius

### INCOME



\$118,152

Median Household Income



\$410,122

Median Net Worth



\$389,349

Median Home Value



\$96,914

Median Disposable Income

### EDUCATION



65%

Bachelor's/Grad/Prof Degree

### BUSINESS



3,087

Total Businesses



57,302

Total Employees

### KEY FACTS



96,641

Total Population



100,890

Total Daytime Population



35.5

Median Age



38,756

Households

### TRAFFIC



55,100

I-80



5,780

Grand Prairie Pkwy

### EMPLOYMENT



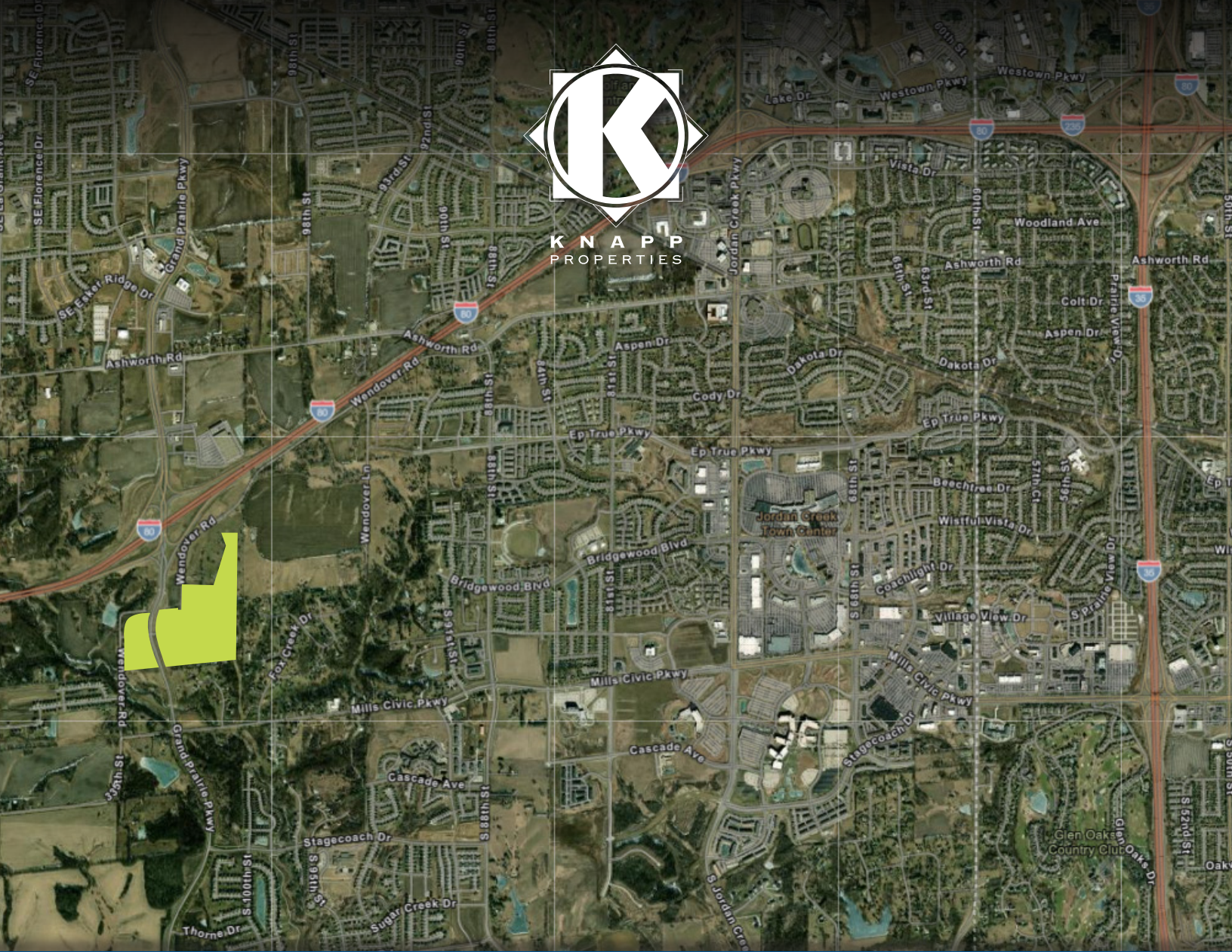
1.9%

Unemployment Rate





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