

# FOR SALE



## AIRPORT COMMERCE PARK WEST

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

**Business Park Development Land**

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# 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



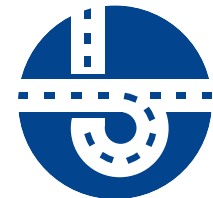
WAREHOUSE SPACE



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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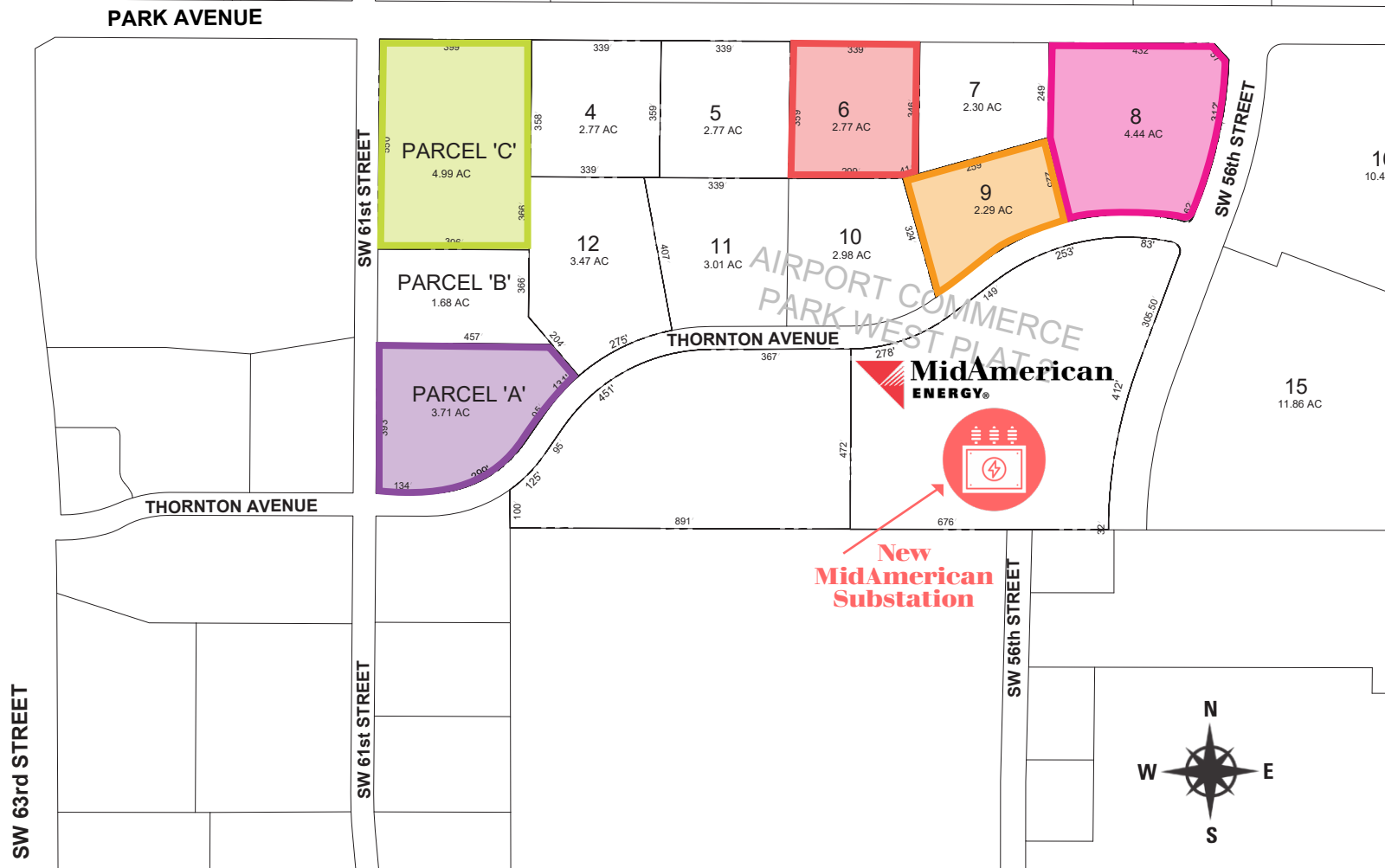
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# ACPW PLAT 2 AVAILABILITY



## DEVELOPMENT LAND

BUSINESS PARK · COMMERCIAL · LIGHT MANUFACTURING · WAREHOUSE

### **Plat 2 Parcel A**

3.71 Acres

Pricing: \$3.50 PSF

### **Plat 2 Parcel C**

4.99 Acres

Pricing: \$7 PSF

### **Plat 2 Lot 6**

2.77 Acres

Pricing: \$3.50 PSF

### **Plat 2 Lot 8**

4.44 Acres

Pricing: \$7 PSF

### **Plat 2 Lot 9**

2.29 Acres

Pricing: \$3.50 PSF

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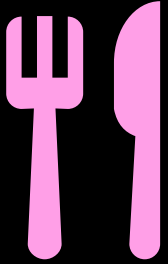
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# *nearby* ATTRACTIONS



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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