

FOR SALE



AIRPORT COMMERCE PARK SOUTH

Des Moines, Iowa 50321
*South of Army Post Road
& West of Fleur Drive*

Industrial & Commercial Development Land For Sale
53.8 Total Acres Available +/-

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 SOUTH FOR SALE

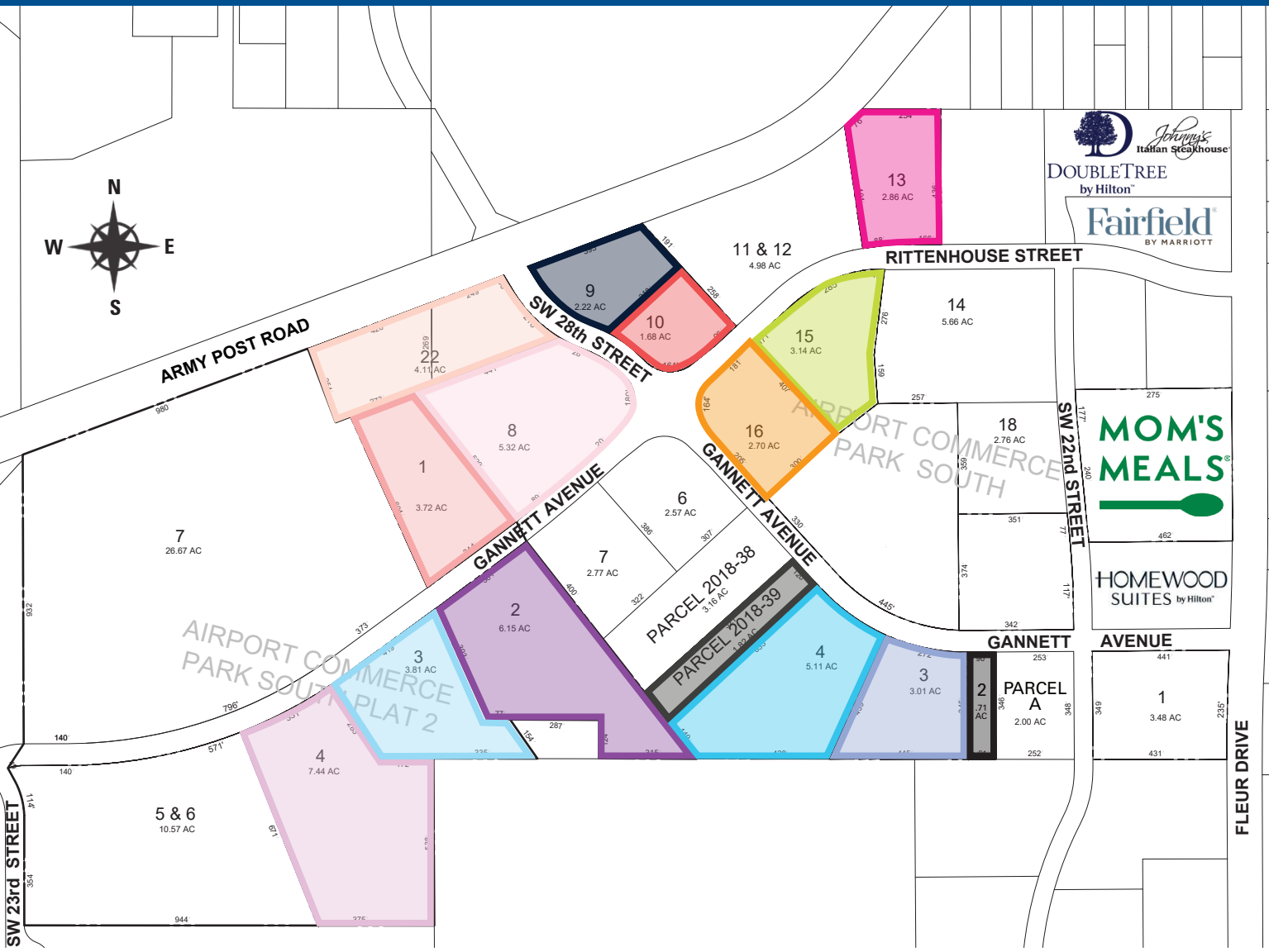


LIFT DSM PROJECTS TO FUEL ECONOMIC GROWTH OPPORTUNITIES

Airport Commerce Park South offers prime industrial land just a half-mile from Highway 5 and one mile from Des Moines International Airport. The airport's newest project, Lift DSM, will modernize passenger experiences and enhance air service connectivity, supporting regional growth. With nearly 3 million annual passengers and plans for a new terminal, Des Moines is poised for long-term benefits that will spur campus and regional development. The park is also near Echo Valley Country Club, Wakonda Club, Blank Park Zoo, many longstanding local restaurants and less than five miles from downtown.

 LAND DEVELOPMENT	 INDUSTRIAL SPACE	 WAREHOUSE SPACE
 FLEX SPACE	 AIRPORT NEARBY	 INTERSTATE ACCESS
 EXCELLENT LOCATION	 HOTEL NEARBY	 C-STORE NEARBY
 GOLF COURSE NEARBY	 RESTAURANTS NEARBY	 GROCERY STORE NEARBY

AIRPORT COMMERCE PARK SOUTH AVAILABILITY



Plat 1 Lot 2

0.7101 Acres
Pricing: \$2.50 PSF

Plat 1 Lot 3

3.01 Acres
Pricing: \$2.50 PSF

Plat 1 Lot 4

5.11 Acres
Pricing: \$2.50 PSF

Parcel 2018-39

1.82 Acres
Pricing: \$2.50 PSF

Plat 1 Lot 8

5.32 Acres
Pricing: \$6 PSF

Plat 1 Lot 9

2.22 Acres
Pricing: \$6 PSF

Plat 1 Lot 10

1.68 Acres
Pricing: \$6 PSF

Plat 1 Lot 13

2.86 Acres
Pricing: \$6 PSF

Plat 1 Lot 15

3.14 Acres
Pricing: \$2.50 PSF

Plat 1 Lot 16

2.7 Acres
Pricing: \$2.50 PSF

Plat 1 Lot 22

4.11 Acres
Pricing: \$6 PSF

Plat 2 Lot 1

3.72 Acres
Pricing: \$2.50 PSF

Plat 2 Lot 2

6.15 Acres
Pricing: \$2.50 PSF

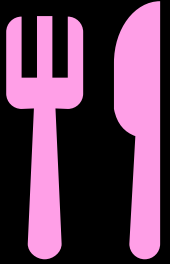
Plat 2 Lot 3

3.81 Acres
Pricing: \$2.50 PSF

Plat 2 Lot 4

7.44 Acres
Pricing: \$2.50 PSF

nearby ATTRACTIONS



237

Restaurants



25

Bars and
Pubs



17

Coffee
Shops



24

Grocers



39

C-Stores



54

Retail
Shopping



27

Hotels



55

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$356

Breakfast



\$1,107

Lunch



\$1,665

Dinner

DEMOGRAPHICS

WEST PARK OFFICE PLAZA

5 mile radius

INCOME



\$69,815

Median Household Income



\$143,572

Median Net Worth



\$233,974

Median Home Value



\$56,433

Median Disposable Income

EDUCATION



36%

Bachelor's/Grad/Prof Degree

BUSINESS



4,038

Total Businesses



93,696

Total Employees

KEY FACTS



103,814

Total Population



132,518

Total Daytime Population



35.6

Median Age



44,654

Households

TRAFFIC



16,600

Fleur Drive



19,600

Army Post Road

EMPLOYMENT



3.0%

Unemployment Rate

FOR SALE AIRPORT COMMERCE PARK SOUTH

Des Moines, Iowa 50321



KNAPP
PROPERTIES



ANGIE TESSAU, CCIM, SIOR

515.707.6889

AngieT@KnappLC.com



KOREY BIRKENHOLTZ

515.480.6596

Korey@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.