

FOR SALE
DEVELOPMENT LAND

MARKET DISTRICT

DES MOINES, IOWA



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to view property video.



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



PROPERTY OVERVIEW

Welcome to a unique opportunity to acquire land and be a part of the vibrant redevelopment in The Market District - the newly established area on the east side of the Des Moines River, across from Downtown Des Moines and immediately south of the Historic East Village. Formerly an industrial neighbor to Downtown Des Moines, The Market District is quickly turning into a new hub of development activity with several active redevelopment projects currently in the pipeline.

- **Prominent** property within the Greater Des Moines Metro
- **Prime** location adjacent to downtown Des Moines and the East Village
- **Riverfront** property near walking paths and bike trails
- **Accessible** to vehicles, pedestrians, bicyclists and baseball fans
- **Panoramic** views of the Iowa State Capitol, Principal Park, Downtown skyline
- **Amenity** rich area, headlined by the new 9-acre Two Rivers Park

1-9 acres available

OPPORTUNITY

FOR SALE DEVELOPMENT LAND

- **Flexible lot** configurations
- **Lot sizes** ranging from 1 to 9 acres
- **Zoning:** DX2 District ([Click here for details](#))
- **Pricing:** Contact Broker

Available Property



POTENTIAL USES:

- Residential
- Hospitality
- Entertainment
- Office
- Retail
- Food & Beverage

OFFERING IDEAL FOR:

- Master developer
- End-users searching for land to construct a building
- Long-term investor seeking to capitalize on the district's vision and location
- Strategic development groups
- Municipal and civic organizations

TAX INCENTIVES:

- Available, contact City of Des Moines for more information

Concept Site Plan



LOCATION

The Market District is **uniquely located** on the east side of the Des Moines River, across from Downtown Des Moines and immediately south of the Historic East Village. Conveniently accessible from all directions, the Market District is a short 1-mile drive from Interstate 235 and 5.5-mile drive from the Des Moines International Airport.

The property is a **quick walk** over the Martin Luther King Jr. Parkway Bridge leading to Principal Park, home to the Iowa Cubs and Mullets, the popular bicycle and brunch restaurant. Also within walking distance is the neighboring Historic East Village **shopping** and **arts** district, the Iowa State Capitol and Historic Court Avenue District **entertainment** neighborhoods.



AREA AMENITIES

ENTERTAINMENT, RESTAURANTS, NIGHTLIFE + MORE

Craft breweries are leading the burst of regeneration in the Market District with Peace Tree Brewing being one of the first to place their stake in the area and the most recent being SingleSpeed Brewery, which sits immediately adjacent to the property. The nearby Iowa Taproom and Molly's Cupcakes make for a great food, drink, dinner and dessert option. Additionally, restaurants like Ceviche Bar, Rita's Cantina, Truman's KC Pizza Tavern and Mullets draw walkers, runners and bicyclists from nearby trail-heads. A short walk or bike ride away is the local Italian staples, Tumea & Sons and the Graziano Brothers Italian grocery store.



LOCAL ATTRACTIONS & EVENTS

- Iowa State Capitol Complex
- State Historical Museum
- Principal Park (Iowa Cubs)
- Lauridsen Skatepark
- Simon Estes Riverfront Amphitheater
- Brenton Skating Plaza
- Downtown Farmer's Market
- Des Moines Civic Center
- Cowles Commons (Nollen Plaza)
- Science Center of Iowa
- Well's Fargo Arena
- Iowa Events Center
- Gray's Lake Park
- Des Moines Water Works Park
- Western Gateway Park
- Pappajohn Sculpture Park

MARKET DISTRICT

The Market District will be a distinct, vibrant redevelopment that is rooted in its historical, social, and environmental context. Its commitment to resilient urban development and public realm has established a new standard for the city and state. By creating a place for the citizens to **live, work, shop and play**, the redevelopment will change the perception of the area and allow Des Moines to invent and implement its future.

The Master Plan lays out an urban framework that promotes tall buildings, green streets and a signature urban space that has been designed for people - not cars - which will connect a new riverfront park on one end with a wetland park on the other.



Two Rivers Park will anchor the western edge of the Market District and is expected to be completed by early 2025. The 9.3-acre park will include an elevated 120-foot-long overlook feature that provides views of downtown Des Moines' skyline. The park will also include a shelter, a network of trails, event lawn, 335 trees and over 7 acres of native grasses, shrubs and perennial plants. MidAmerican Energy Co. is developing the estimated \$15 million project, which will be maintained by Polk County Conservation.



ICON WATER TRAILS

ICON Water Trails is a **\$125 million** initiative that is being funded through a combination of a capital campaign and public money. It includes the development of projects that connect more than **80 sites** along **150 miles** of rivers and creeks in Central Iowa. Over the first five years of downtown operations, the water trails are anticipated to generate more than **\$100 million** in direct spending, supporting new jobs and new businesses while improving local economies.



DOWNTOWN WHITEWATER ACCESS POINTS

This downtown segment of the project will provide safe and easy access at three locations: Center Street, **Scott Avenue** and Fleur Drive. Sites along the Des Moines River offer a mix of natural and urban improvements, bringing a greater connection to recreational activities along the water. Once complete, visitors will be able to choose their adventure: surfing next to skyscrapers, reeling in a big catch or relaxing next to sparkling water.

SCOTT AVENUE SITE OVERVIEW

The Des Moines and Raccoon Rivers meet here, which makes it ideal for restoring natural habitats. Improvements include the addition of in-water recreation, fish cleaning stations, improved fish passages and fish habitats, an expanded trail system throughout the park and an educational plaza, all near the Market District, East Village and Principal Park. Anticipated completion of the Scott Avenue Site is **Summer 2026**.



To watch a live feed of the construction work at Scott Avenue [click here!](#)



To watch a video rendering of the Principal Point at Scott Avenue [click here!](#)

DSM STATS & DEMOS



#1 PLACE FOR YOUNG PROFESSIONALS TO LIVE - *Forbes, 2023*
TOP 20 BEST PLACE TO LIVE IN THE U.S. - *U.S. News & World Report, 2023*
TOP 20 MOST NEIGHBORLY CITY IN THE U.S. - *Neighbor, 2023*
TOP 25 UP-AND-COMING TECH MARKET - *CBRE, 2023*
TOP 10 FASTEST-GROWING MID-SIZED METRO - *Site Selection Group, 2023*

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| POPULATION | 11,078 | 97,126 | 207,793 |
| AVG HOUSEHOLD INCOME | \$93,079 | \$82,344 | \$93,459 |
| WORKFORCE | 54,158 | 122,025 | 175,331 |

MAJOR EMPLOYERS





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FOR MORE INFORMATION

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