

SALE

NW 100TH AND PLUM DRIVE

Plum Drive Urbandale, IA 50322



OFFERING SUMMARY

Sale Price:	\$1,731,390
Available SF:	
Lot Size:	7.95 Acres
Price / Acre:	\$217,785
Zoning:	PUD

PROPERTY OVERVIEW

Great Urbandale Location Adjacent to I 35/80 at 100th Street

PROPERTY HIGHLIGHTS

- Seller has hired an Engineering firm for Site analysis and Buyer review.
- i-80 interchange complete with access provided for on-off traffic both directions.
- Great location for senior housing with bike trail initiating south bound travel to Urbandale neighborhoods.
- PUD zoning modified Summer of 2022 with allowance uses expanded to include 55+ senior housing, memory care and assisted living. All previously allowed commercial uses.
- Utilities to property line
- Three story limit on building height
- Johnston School District

Craig King
515-314-6904



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ILLUSTRATIVE RENDERING INITIAL BUILD-2

PUBLIC HEARING

I-35/ I-80/ Iowa 141 Interchange Study

Interchange Justification Report and Environmental Assessment
Polk County, IA

VIEW LOOKING WEST



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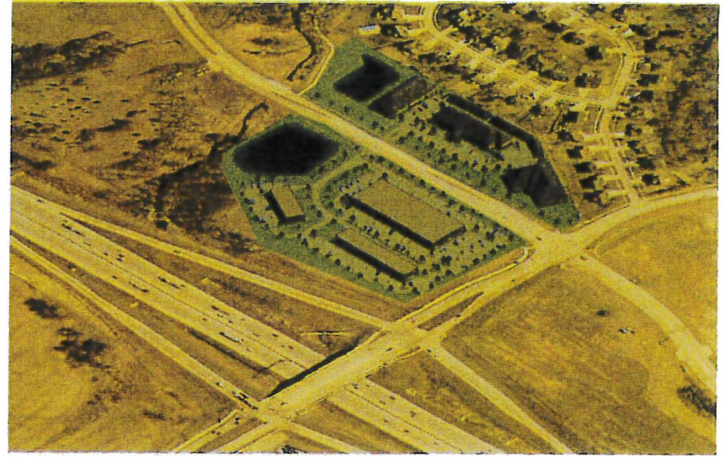
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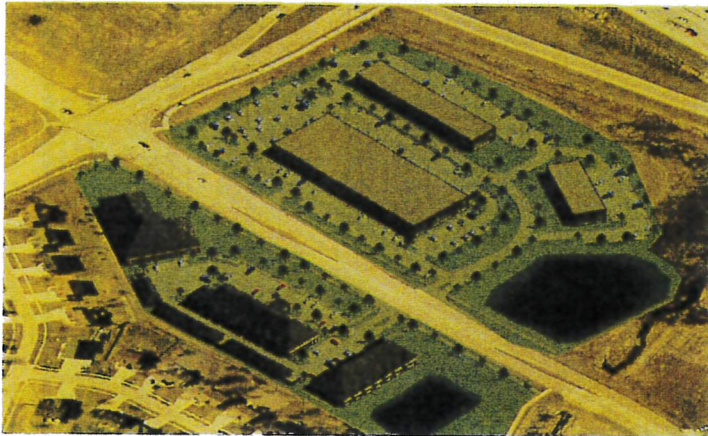
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SOUTHEAST ISOMETRIC VIEW



NORTHWEST ISOMETRIC VIEW



NW 100TH & PLUM DRIVE
DEVELOPMENT CONCEPT PERSPECTIVES
JULY 20, 2022



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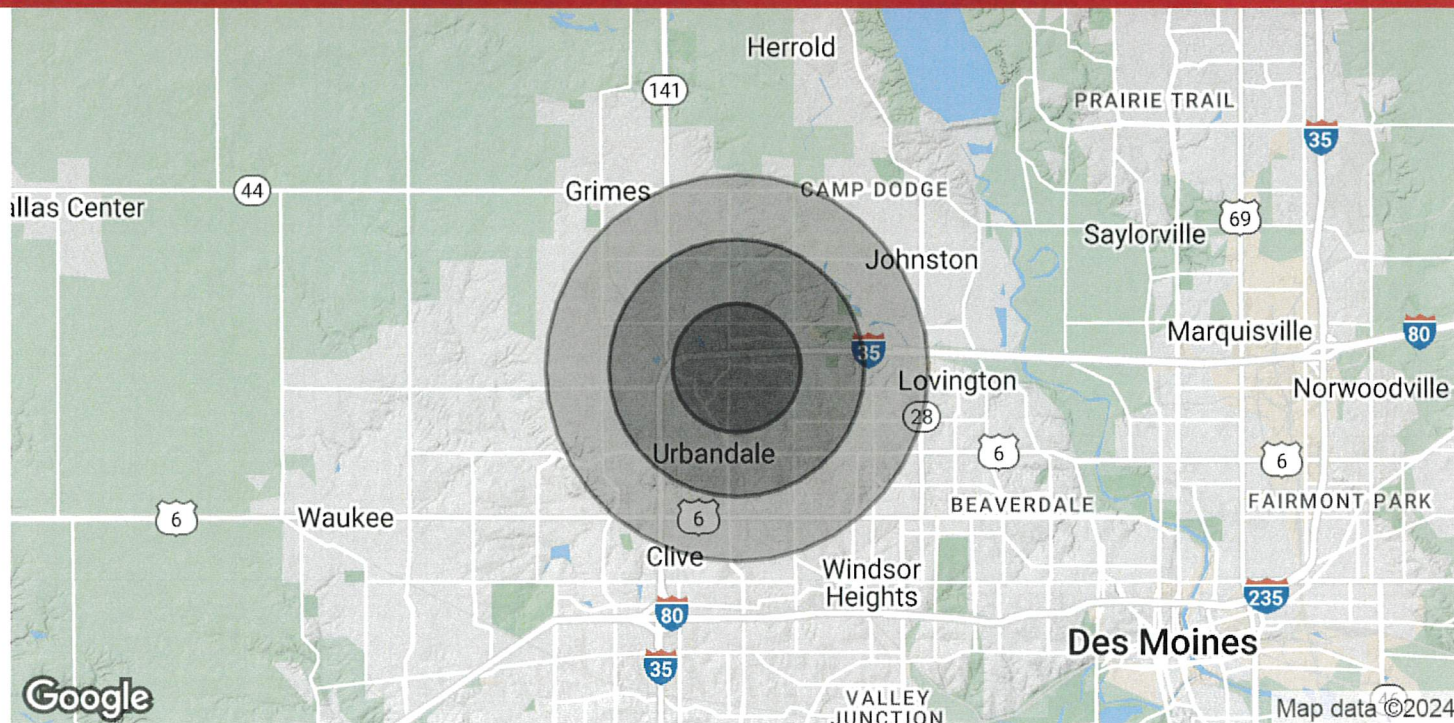


Each office is independently owned and operated

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,744	28,262	61,580
Average Age	43.4	41.9	39.5
Average Age (Male)	40.3	39.5	37.8
Average Age (Female)	47.2	44.7	41.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,014	11,471	25,504
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$116,034	\$102,899	\$95,512
Average House Value	\$242,569	\$231,634	\$226,426

* Demographic data derived from 2020 ACS - US Census

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