

FOR SALE

# 1245 21ST ST

1245 21ST STREET DES MOINES, IA 50311



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 1245 21st Street, Des Moines, IA, 50311. This .433 acre property, zoned RX2, boasts prime positioning in the sought-after Des Moines area. With its flexible development potential for residential or mixed-use projects, it offers an ideal canvas for innovative ventures. Proximity to local amenities, public transportation, and established neighborhoods enhances its appeal.

## PROPERTY HIGHLIGHTS

- Zoned RX2 for flexible development possibilities
- Prime location in the Des Moines area
- Suitable for residential or mixed-use development
- Proximity to local amenities and public transportation
- Access to utilities and infrastructure
- Surrounded by established neighborhoods and commercial districts

## OFFERING SUMMARY

<b>Sale Price:</b>	\$125,000
<b>Lot Size:</b>	0.433 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	612	1,894	7,455
<b>Total Population</b>	1,547	5,293	19,829
<b>Average HH Income</b>	\$43,229	\$49,216	\$55,897



fergusoncres.com

**ROY JENSEN**

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**NATHAN PETSCHKE**

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Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



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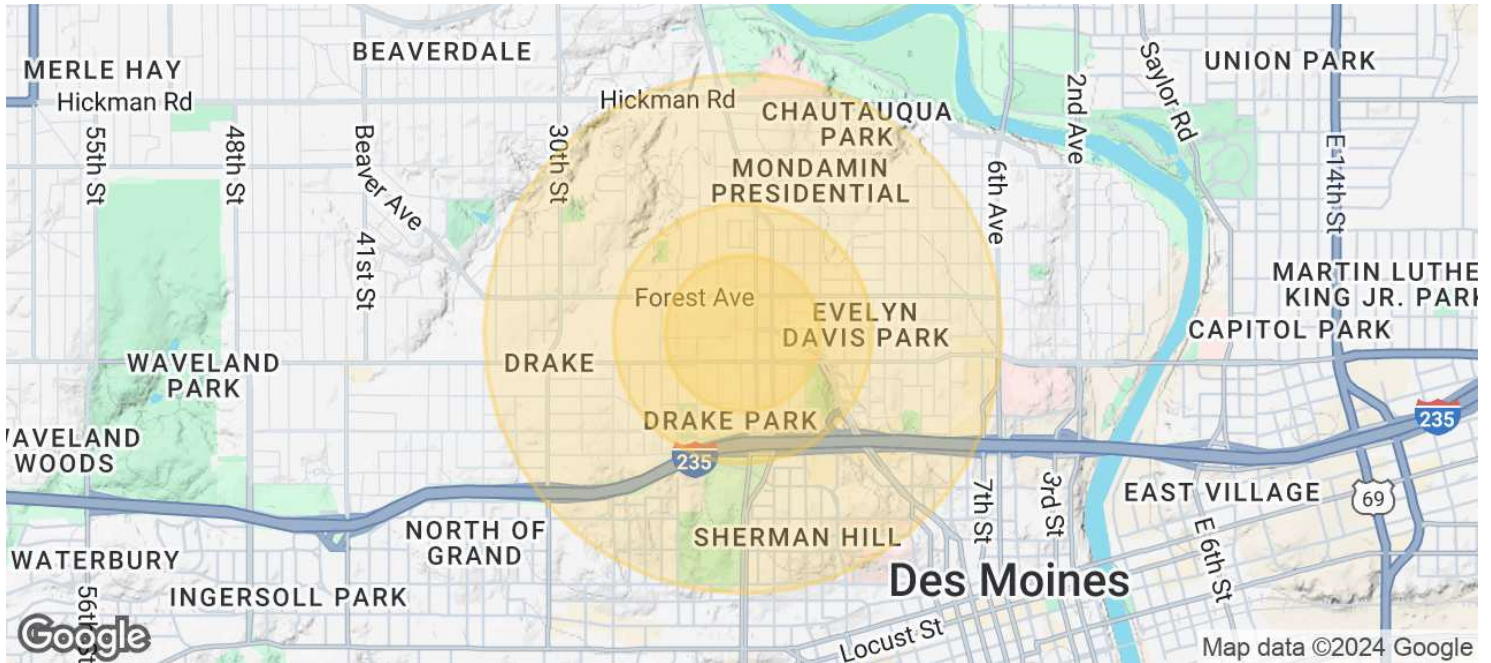
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,547	5,293	19,829
Average Age	32	33	34
Average Age (Male)	32	33	34
Average Age (Female)	32	33	34

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	612	1,894	7,455
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$43,229	\$49,216	\$55,897



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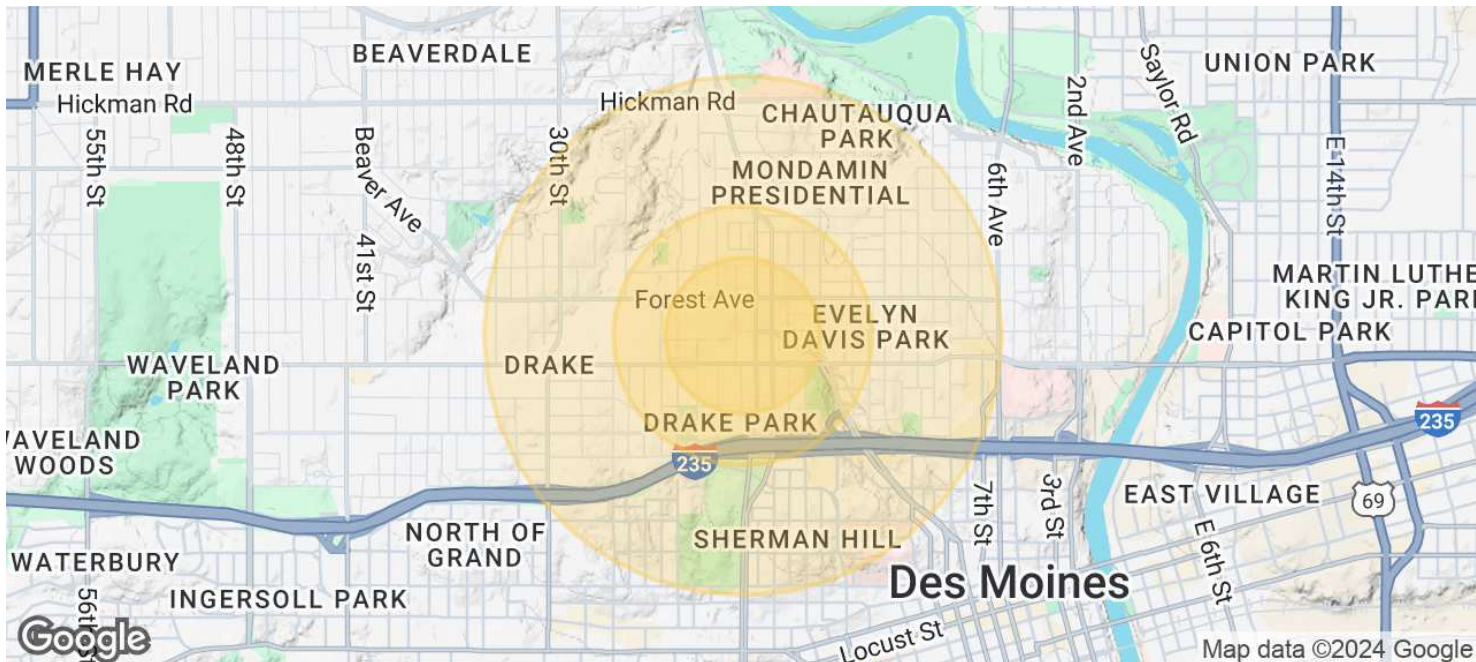
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Average House Value

\$151,794

\$162,261

\$190,002

Demographics data derived from AlphaMap



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