

2320-2400 BERKSHIRE PKWY

CLIVE, IOWA

WEST LIGHT APARTMENTS



SITE

PERFECTION LEARNING[®]



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40K VPD
E HICKMAN RD

CBRE



FACING EAST



PROPERTY SUMMARY

Land	2.4 Acres
Sale Price	\$18.00/SF or \$1,800,000
Location	Great visibility at rare hard corner on Hickman Road
Traffic Counts	40,000 vehicles per day

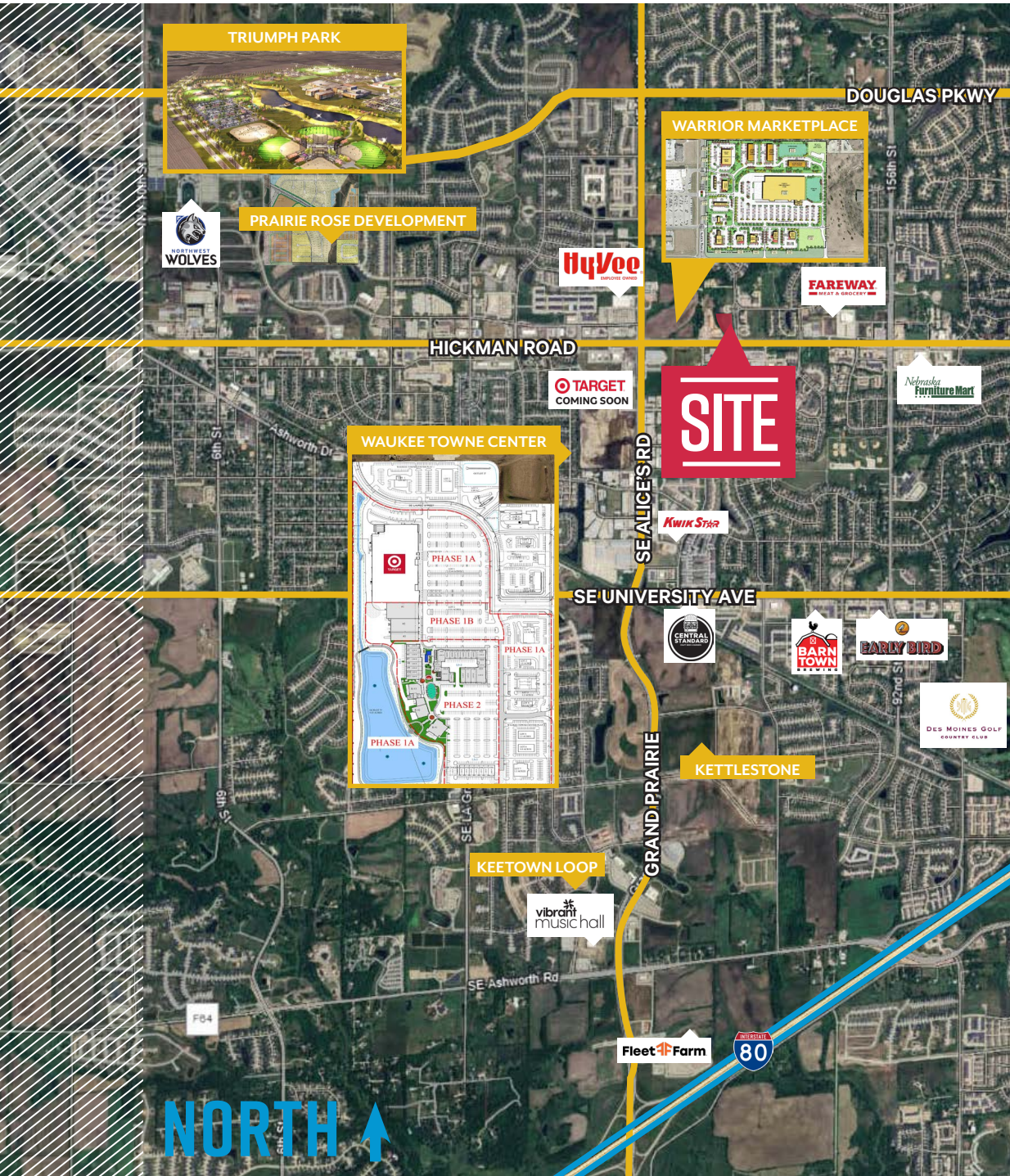
The subject property is 2.4 acres of development land on the edge or Clive & Waukee. The site neighbors the new 184-unit West Light Apartment complex estimated at \$35M, Warrior Marketplace by Hurd Realty, a planned development featuring big box retail and build-to-suit, and the 62-acre Waukee Towne Center development featuring a new Target store under construction now.

WAUKEE TOWNE CENTER DETAILS

A destination for the whole family – Waukee Towne Center is a 62 acre uniquely planned center including trending shops, food, drink, entertainment and an atmosphere that creates a great experience for all.

- **TOP QUALITY** restaurants on lake featuring fountain and surrounding bike path connecting to the regional trail system
- **WINTER ICE SKATING RINK** / summer game area, playground, active water features and **AMPHITHEATER**
- Highest traffic count intersection of Hickman and Alice’s Rd with over **35,000** vehicles per day projected by City of Waukee on new **6 LANE** Alice’s Rd in front of Waukee Towne Center and existing **25,000+** on Hickman currently.
- Conveniently located on traffic pattern of metro commuters with new I-80 interchange on Alice’s Rd / Grand Prairie Parkway
- Average Income 10 minute drive time of **\$126,000**
- Target anchor retailer construction beginning **SPRING 2023**.

Source: pearsoncorp.com/development



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES
PLACE OF WORK		
2023 Businesses	1,304	4,347
2023 Employees	22,534	80,647
POPULATION		
2023 Population - Current Year Estimate	60,916	101,739
2020-2023 Annual Population Growth Rate	3.65%	3.17%
HOUSEHOLD INCOME		
Average Household Income	\$137,833	\$132,689
Median Household Income	\$108,429	\$101,347
2023 Per Capita Income	\$51,385	\$52,650
HOUSEHOLDS		
2023 Households - Current Year Estimate	22,824	40,346
2028 Households - Five Year Projection	25,253	44,309
2023 Average Household Size	2.66	2.51
DAYTIME POPULATION		
2023 Daytime Population	51,534	124,076
Daytime Workers	24,029	79,629
Daytime Residents	27,505	44,447

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CLIVE, IOWA



gastro
GRUB & PUB



WEST LIGHT
APARTMENTS

HICKMAN RD - 40K VPD



BERKSHIRE PKWY

SITE

FACING
SOUTH

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