

FOR SALE



KNAPP
PROPERTIES



TIMBERLINE VILLAGE

Urbandale, Iowa 50323

*NE & SW quadrant of the roundabout
at 142nd Street & Douglas Pkwy*

Commercial & Multifamily Development Land
0.98 - 9.31 Acres +/-

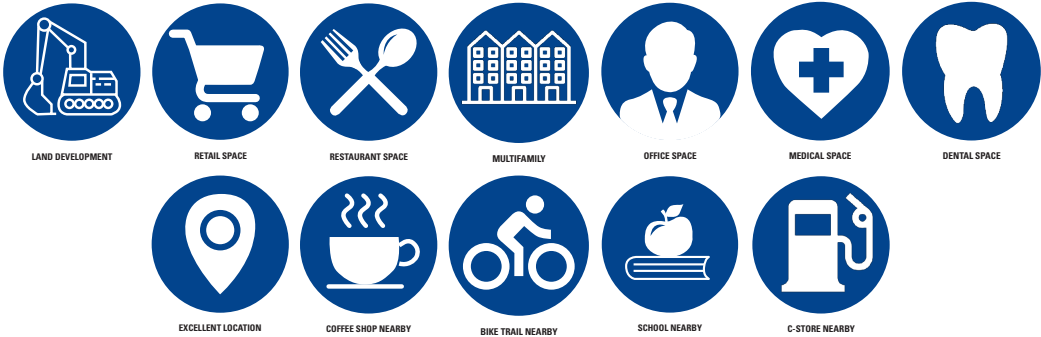
ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

TIMBERLINE VILLAGE FOR SALE



Timberline Village is located just west of the Urban Loop investment growth development area which Urbandale has put a major focus on in the last five years. The roundabout is surrounded by several new multifamily projects, Kiddie Academy, and Hy-Vee Fast & Fresh with Smokey Row Coffee. Timberline Village is less than a mile from Des Moines Christian School and less than 2 miles from I-80.



TIMBERLINE VILLAGE — SW AVAILABILITY



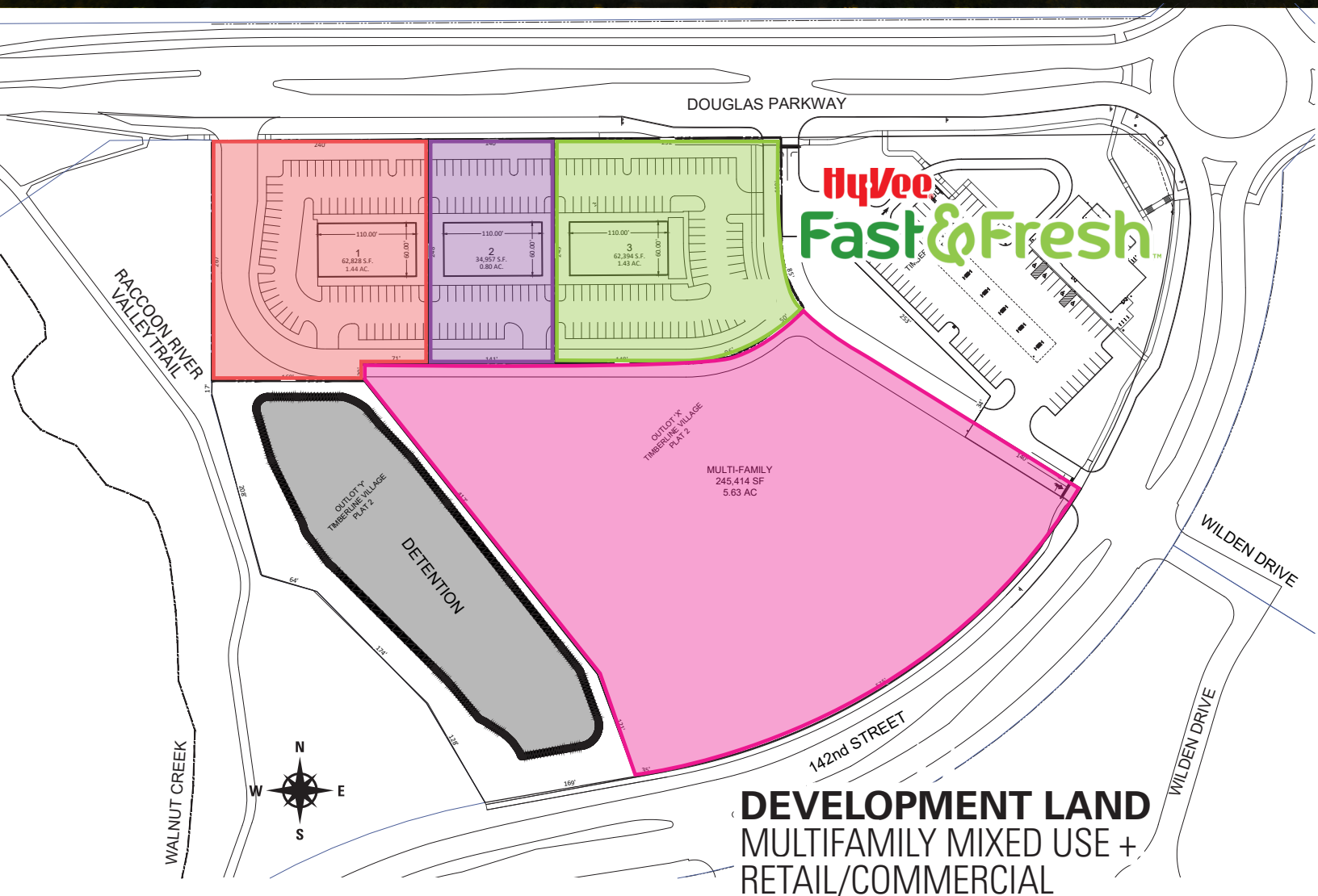
Outlot X
up to 9.31 Acres
conceptual plan with
flexibility to customize
shown below

Lot 1
1.44 Acres
Pricing:
\$16 PSF

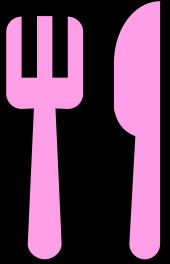
Lot 2
0.80 Acres
Pricing:
\$16 PSF

Lot 3
1.43 Acres
Pricing:
\$16 PSF

Multifamily
5.63 Acres
**Call for
Pricing**



nearby ATTRACTIONS



332

Restaurants



25

Bars and
Pubs



31

Coffee
Shops



27

Grocers



50

C-Stores



126

Retail
Shopping



53

Hotels



28

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$506

Breakfast



\$1,605

Lunch



\$2,450

Dinner

DEMOGRAPHICS

TIMBERLINE VILLAGE

5 mile radius

INCOME



\$99,284

Median Household Income



\$256,228

Median Net Worth



\$291,600

Median Home Value



\$78,631

Median Disposable Income

EDUCATION



58%

Bachelor's/Grad/Prof Degree

BUSINESS



6,552

Total Businesses



104,216

Total Employees

KEY FACTS



195,726

Total Population



168,534

Total Daytime Population



37.3

Median Age



60,072

Households

TRAFFIC



10,700

Douglas Pkwy



8,120

142nd St

EMPLOYMENT



2.1%

Unemployment Rate

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