



Each office independently owned and operated

FOR SALE

DEVELOPMENT LAND

8975 LINDAS LANE

WEST DES MOINES, IA 50266

RE/MAX REVOLUTION

932 N Shadyview Blvd

Pleasant Hill, IA 50327

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PRESENTED BY:

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Revolution.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	19.82 Acres
Price / SF:	\$3.82
Zoning:	Residential - Multifamily
Market:	Des Moines
Submarket:	West Des Moines

PROPERTY OVERVIEW

Location! Location! Location! Prime development land for sale in West Des Moines at the corner of E.P True Pkwy and 88th St.

This 19.82 acres is located in the middle of established communities. 4 minutes to Jordan Creek Mall and Top Golf (currently under development). 5 minutes to Interstate 80 and 15 minutes to Downtown.

Directly in the path of progress, close to everything that makes a development successful.

Zoning includes development of 18 units per acre.

4 parcels are included in the sale. There are currently houses that sit on 3 of the 4 parcels.

PROPERTY HIGHLIGHTS

- Price: \$3,300,000
- Acres: 19.82
- Zoning: Residential - Multifamily
- Density: 18 units/acre
- 4 Minutes to Jordan Creek Mall
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PROPERTY DESCRIPTION



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Zoning includes development of 18 units per acre.

4 parcels are included in the sale. There are currently houses that sit on 3 of the 4 parcels.

LOCATION DESCRIPTION

Prime development land for sale in West Des Moines at the corner of E.P True and 88th St. This 19.82 acres is located in the middle of established communities. Property is near restaurants, schools, shopping. 4 minutes to Jordan Creek Mall and Top Golf (currently under development). 5 minutes to Interstate 80 and 15 minutes to Downtown.

Directly in the path of progress, close to everything that makes a development successful.

Des Moines is a very stable real estate market compared to many other areas. With extremely low unemployment, growing jobs and population Des Moines offers a lot of long-term potential for investors. Iowa is one of the best states for landlord protections and is a friendly state to do business. Des Moines has been increasing in population and jobs as well because of the low cost of living, but the high standard of living.

A vibrant gem in the heart of the prairie, Des Moines is named for the river that snakes through the city. This is Iowa's capital (and the county seat of Polk County), and it is filled with things to do. From concerts at the historic Salisbury House to the collections at Des Moines Art Center, and from the 81 miles of hiking and biking trails to the Greater Des Moines Botanical Gardens, Des Moines offers so much that it was named one of the top 10 cities in which to live by US News.

Home to such companies as John Deere, Pioneer, Corteva, Meredith Corporation, Wells Fargo, Voya Financial, and Principal Financial Group, Hy-Vee, Fareway, Kum&Go, Casey's General Store, Des Moines is considered one of the nation's wealthiest cities.

Greater Des Moines is vibrant, growing and experiencing tremendous momentum. Metrics such as gross domestic product growth, population growth and employment growth show DSM as one of the strongest metros in the Midwest. Greater Des Moines is home to many business successes and has received numerous accolades over the past several years. These recognitions include being named one of the top 10 best cities to live and work, one of the best cities for jobs, one of the top 10 places with the most job opportunities per capita and a top metro for economic development projects. Such accomplishments can be attributed to DSM's talented workforce, impressive education ranking and strong business economy.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Price: \$3,300,000
- Acres: 19.82
- Zoning: Residential - Multifamily
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LOCATION INFORMATION

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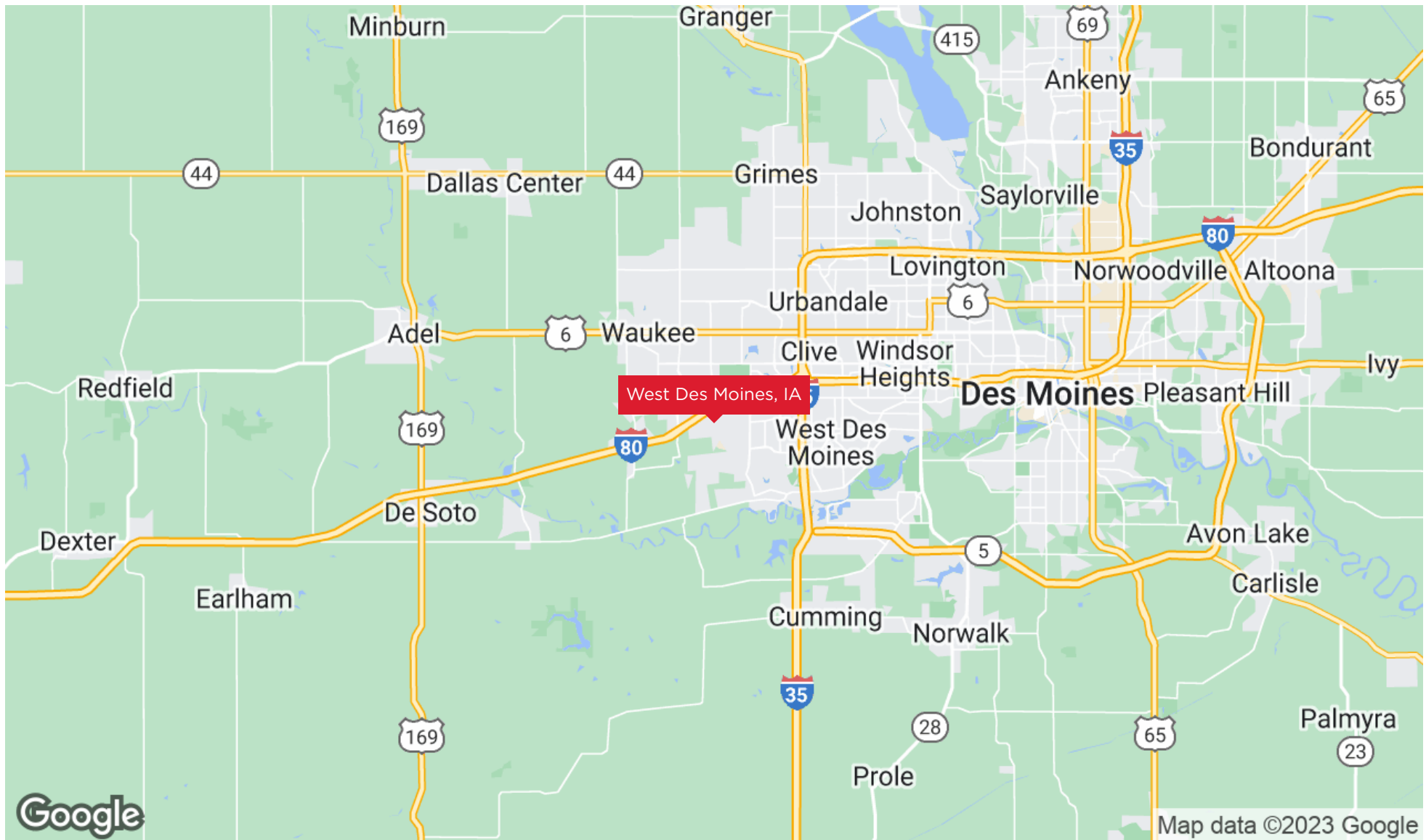
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP



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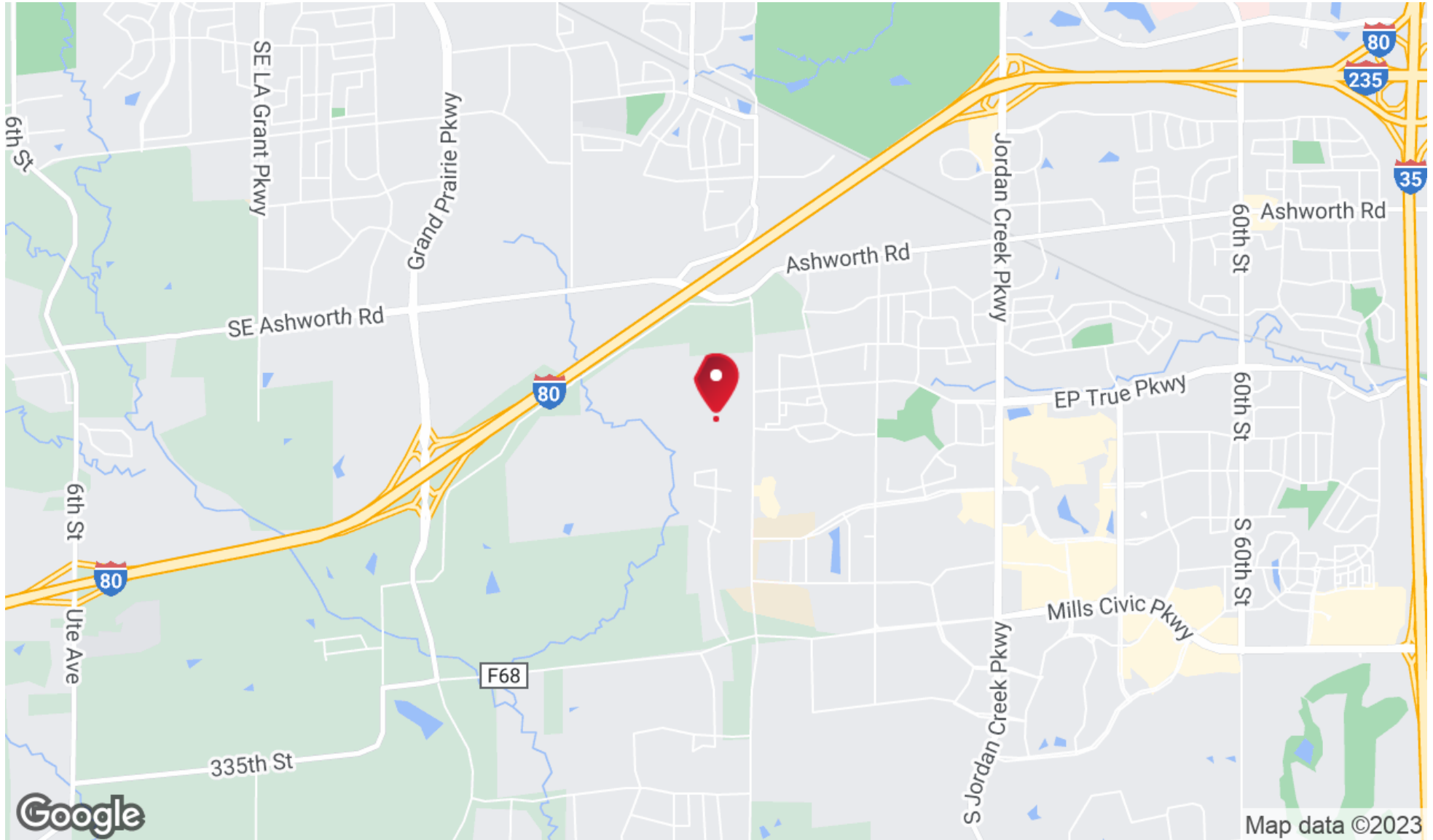
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LOCATION MAP



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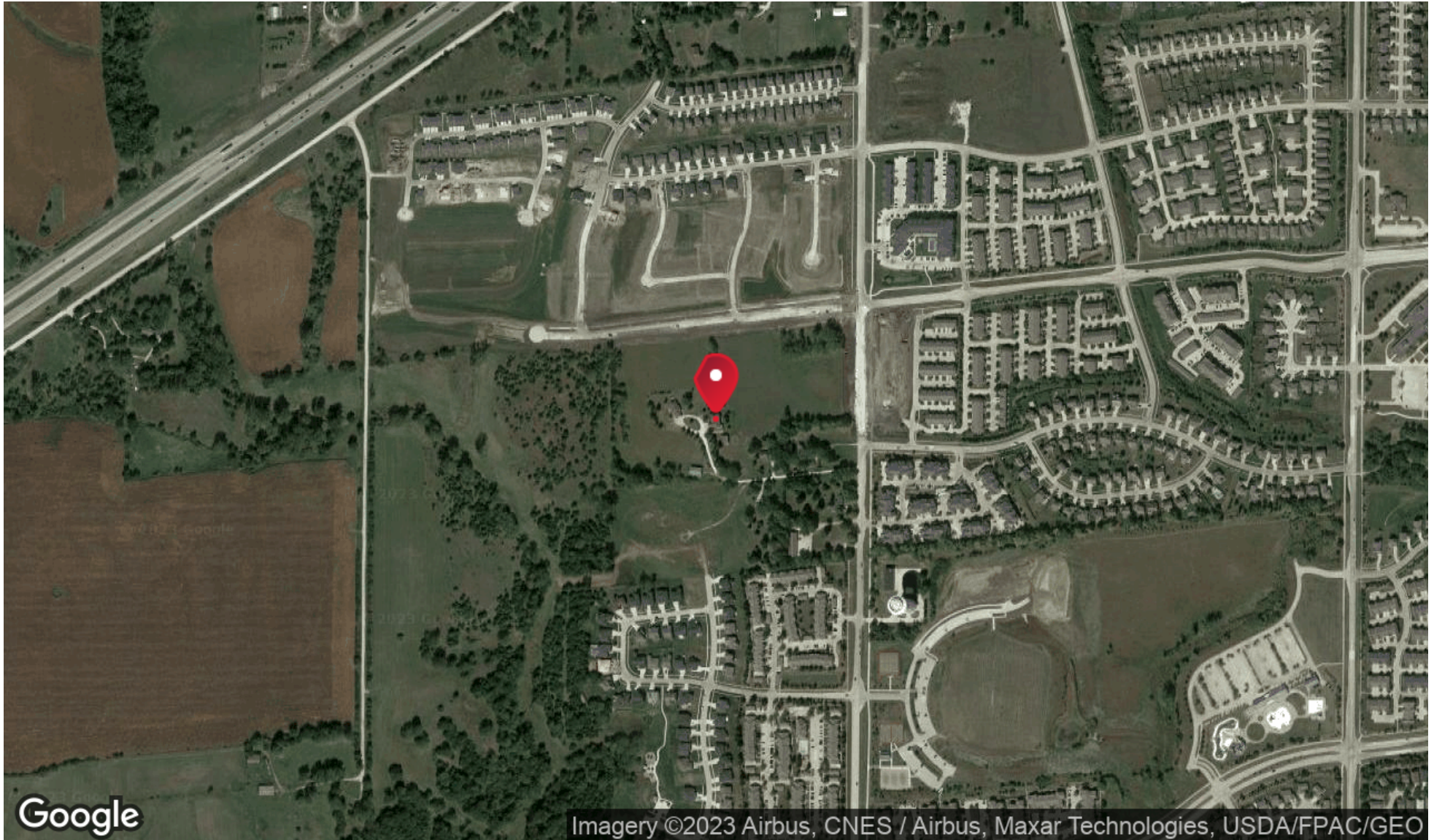
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AERIAL MAP



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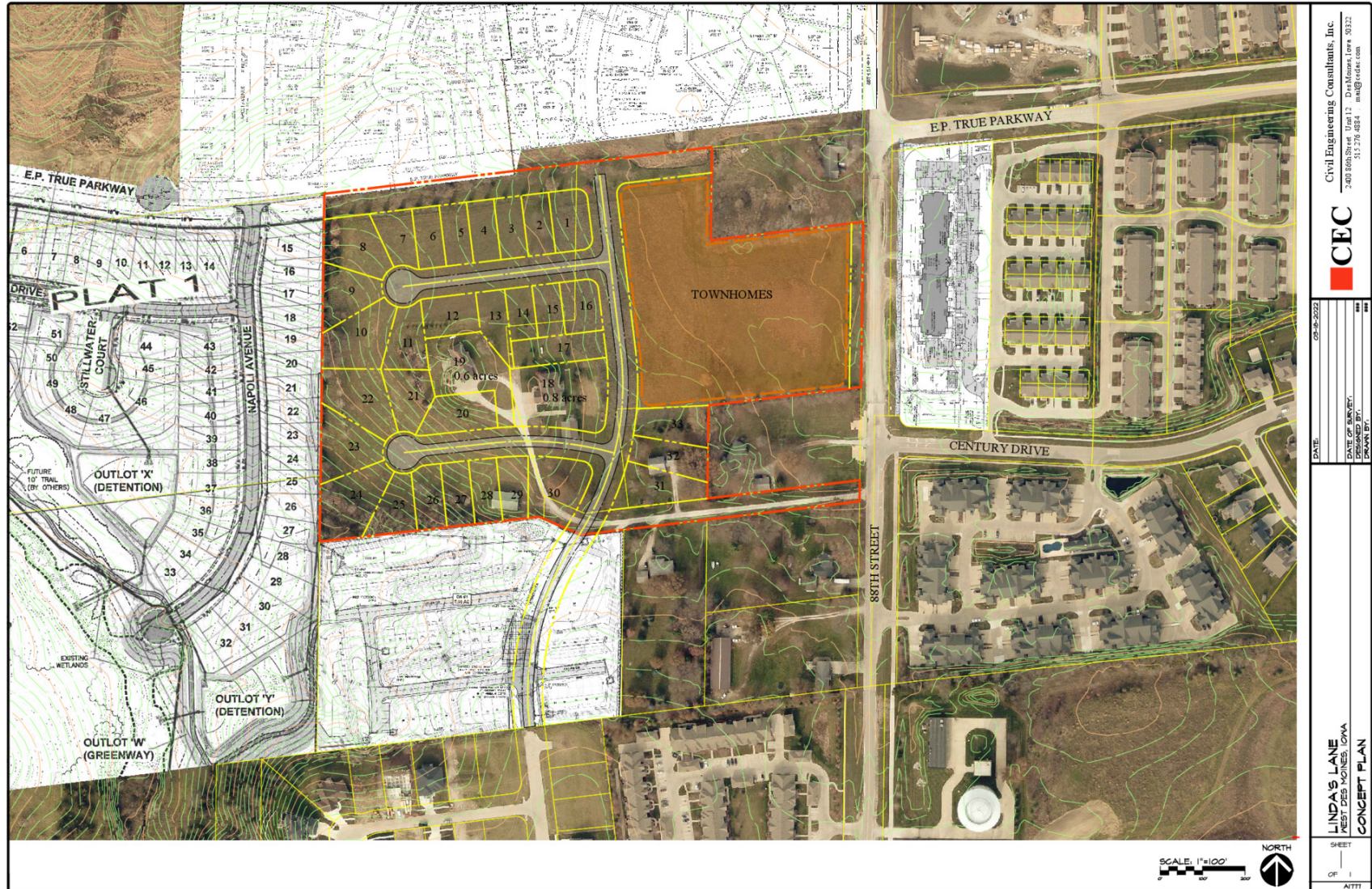
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SITE PLANS



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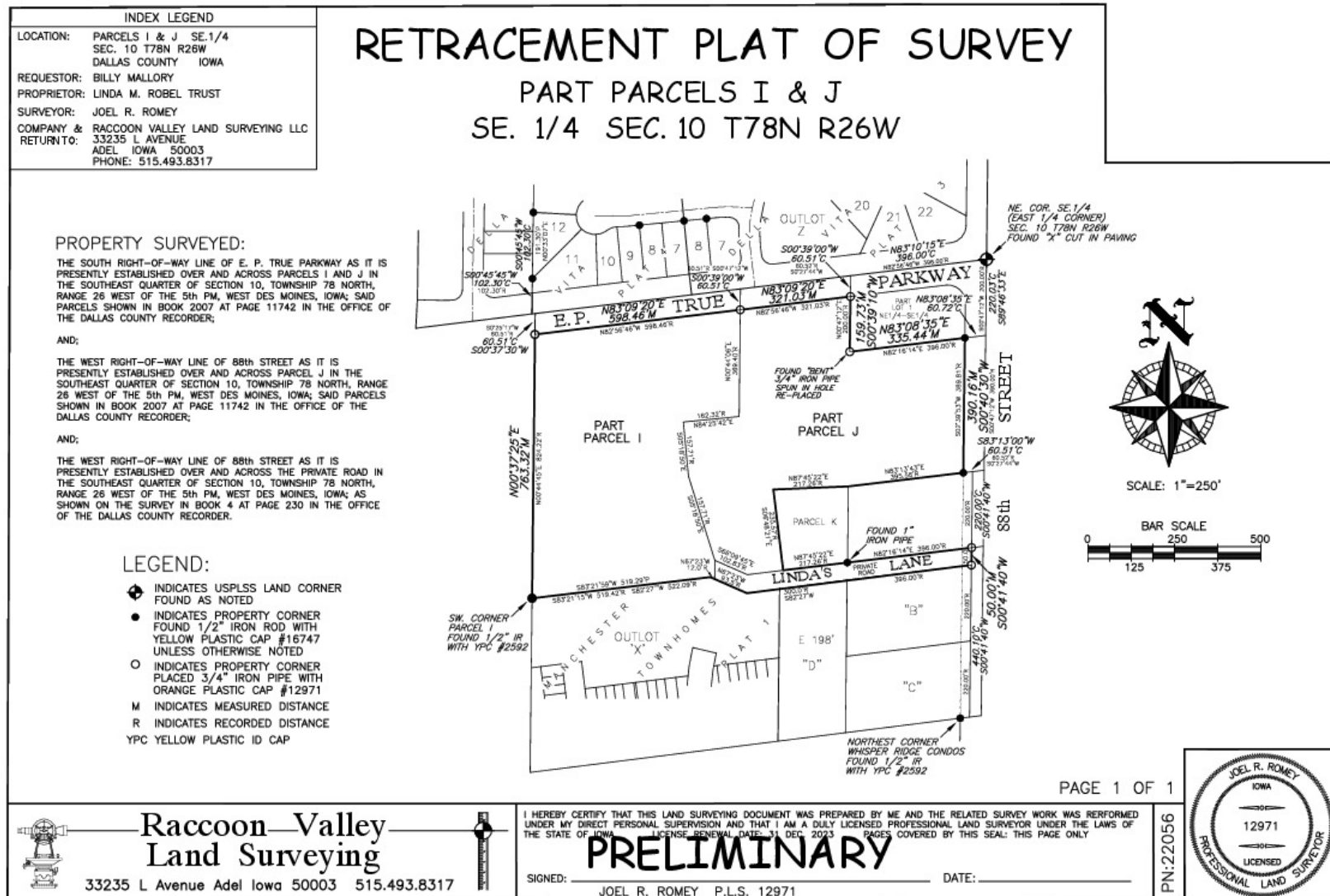
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

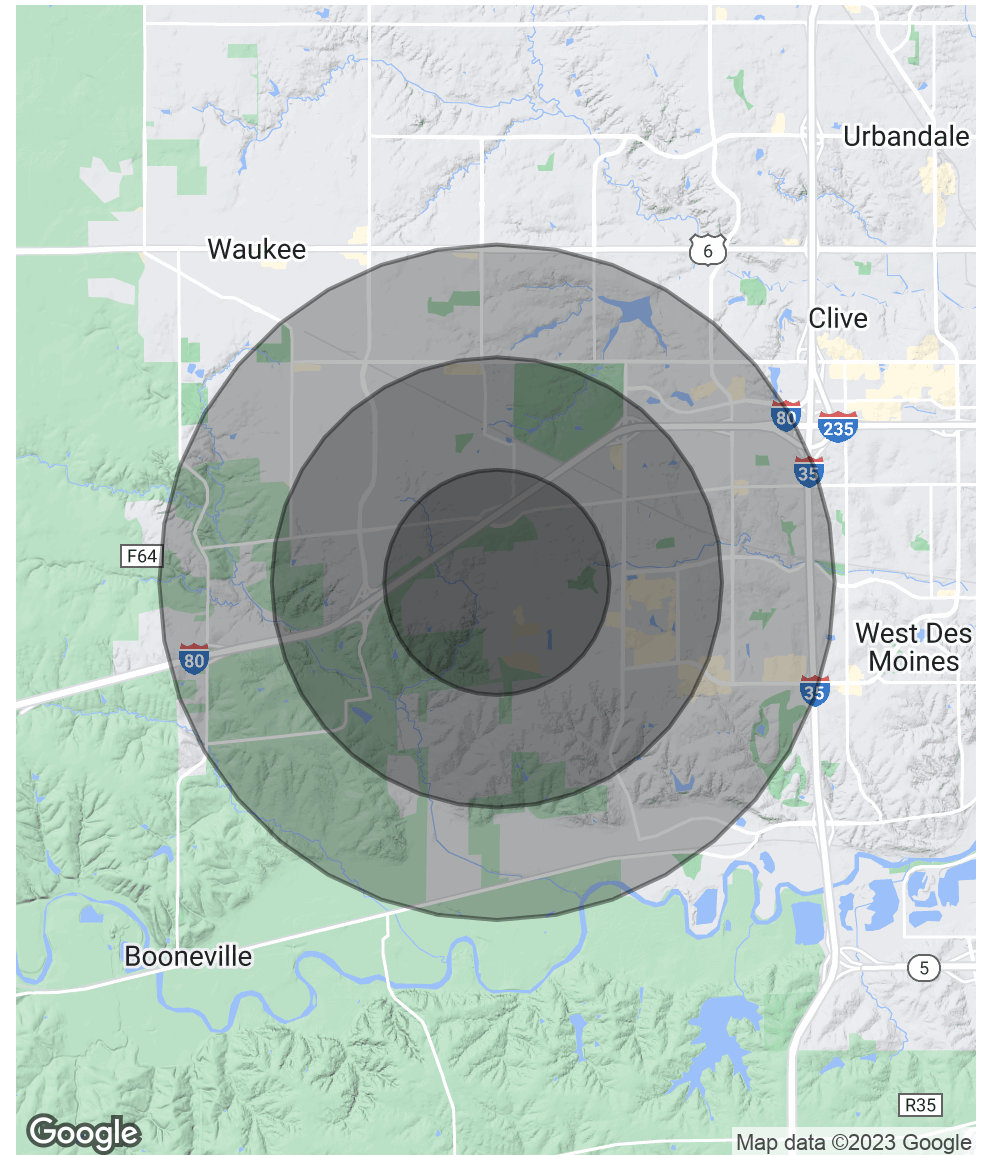
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,814	19,596	45,319
Average Age	32.2	33.6	35.5
Average Age (Male)	30.0	32.5	34.9
Average Age (Female)	34.3	35.5	36.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,178	9,014	20,119
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$96,255	\$97,823	\$112,022
Average House Value	\$301,480	\$271,919	\$291,376

* Demographic data derived from 2020 ACS - US Census



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