

# PRIME DEVELOPMENT LAND

WEST DES MOINES, IOWA



**50.34**  
ACRES M/L

## GREAT LOCATION

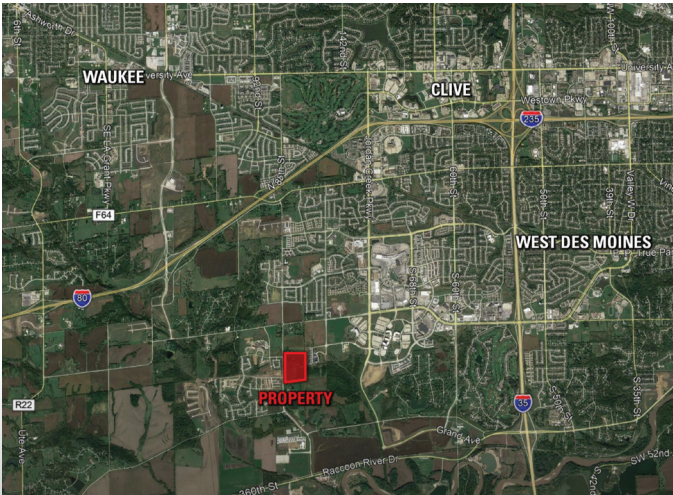
RAPIDLY EXPANDING AREA OF WEST DES MOINES  
JUST MINUTES FROM JORDAN CREEK MALL  
EASY ACCESS TO INTERSTATES 80 AND 35

ABOUT THE PROPERTY

Offering 50.34 acres m/l of prime multi-family development land in West Des Moines, Iowa. Located in the rapidly expanding area of West Des Moines, southwest of Jordan Creek Mall along S 88th Street, the site is shovel-ready with all utility infrastructure available. Currently, the property is not zoned, but is slated for high density residential uses according to the City of West Des Moines and could accommodate 16 to 18 units per acre. Site can be serviced by an existing 8 inch sanitary sewer that is stubbed into the northwest corner of the property at Cascade Avenue. There is also an existing 16 inch water main along S 88th Street. Exhibits and development concepts can be found on the website and demonstrate how road infrastructure through and around the property will develop. Excellent location just minutes from Jordan Creek Mall and easy access to Interstate 80 via the new Grand Prairie Parkway interchange as well as Interstate 35, a few miles down Mills Civic Parkway.



PEOPLESCOMPANY.COM  
LISTING #14399



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DIRECTIONS

From the intersection of Interstate 80 and Grand Prairie Parkway, travel south on Grand Prairie Parkway approximately one-half mile to the T intersection at 335th Street (Mills Civic Parkway). Turn east onto 335th Street and continue approximately 1.25 miles to S 88th Street. Turn south onto S 88th Street and continue approximately one-half mile. Property is situated along the east side of S 88th Street.

From the intersection of Interstate 35 and Mills Civic Parkway, travel west on Mills Civic Parkway approximately 2.75 miles to S 88th Street. Turn south onto S 88th Street and continue approximately one-half mile. Property is situated along the east side of S 88th Street.

LEGAL DESCRIPTION

Approximately 50.34 acres m/l in West Des Moines, Dallas County, IA. Exact legal description to be taken from abstract. Address of home is 920 S 88th Street.

TAXES \$20,050 PRICE \$4,782,300



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