

WARREN COUNTY, IOWA

DEVELOPMENT LAND

AVAILABLE



INTERSTATE 35

G14 HIGHWAY

60

ACRES M/L

LISTING #14528 // G14 HIGHWAY & 6TH STREET // CUMMING, IOWA 50061

CONTACT

BRYAN BERGDALE

712.251.8588, BRYAN@PEOPLES COMPANY.COM

PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

DESCRIPTION

Offering 60 acres m/l of transitional development ground within the city limits of Cumming bordering the southwest intersection of Hwy G14 and Interstate 35. The property is currently zoned as Agricultural, and the future land use is slated to be Professional Commerce.

With the newest Microsoft data center being built just a mile to the north, the City of West Des Moines is building a parkway that will loop around the south side of the metro, connecting Veteran's Parkway to Alice's Road. This "southwest connector" will run approximately one mile north of the property. In addition to the parkway development, it was recently announced that Iowa's first agrihood is being developed just east of the property and south of Cumming. The agrihood will bring new neighborhoods of agricultural estates, suburban townhomes, and a town center providing recreation and livelihood to the community, creating a catalyst for commercial uses at a variety of scales. Warren Water District provides water with 4-inch lines on the north side of Cumming Ave/G14 Highway and on the west side of 6th Street bordering the property. Mid American Energy provides service to the property. Situated just off the first exit south of West Des Moines along the Interstate 35 corridor, this property presents endless potential for development.

The property is currently farmed with approximately 29.68 tillable acres and a CSR2 rating of 79.1. The parcel is located in Section 18, Township 77 North, Range 25 West of the 5th P.M. in Warren County, Iowa.

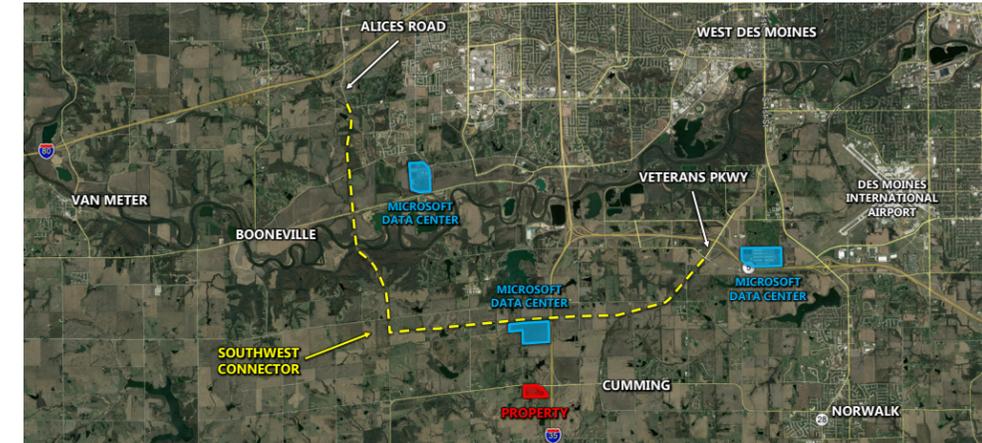


DIRECTIONS

From the intersection of N. 44th Street and G14 Highway in Cumming, head west on G14 Highway for 1.4 miles. Property lies southeast of the G14 Highway and 6th Street intersection.

PRICE: \$2,000,000

PRICE/ACRE: \$33,000



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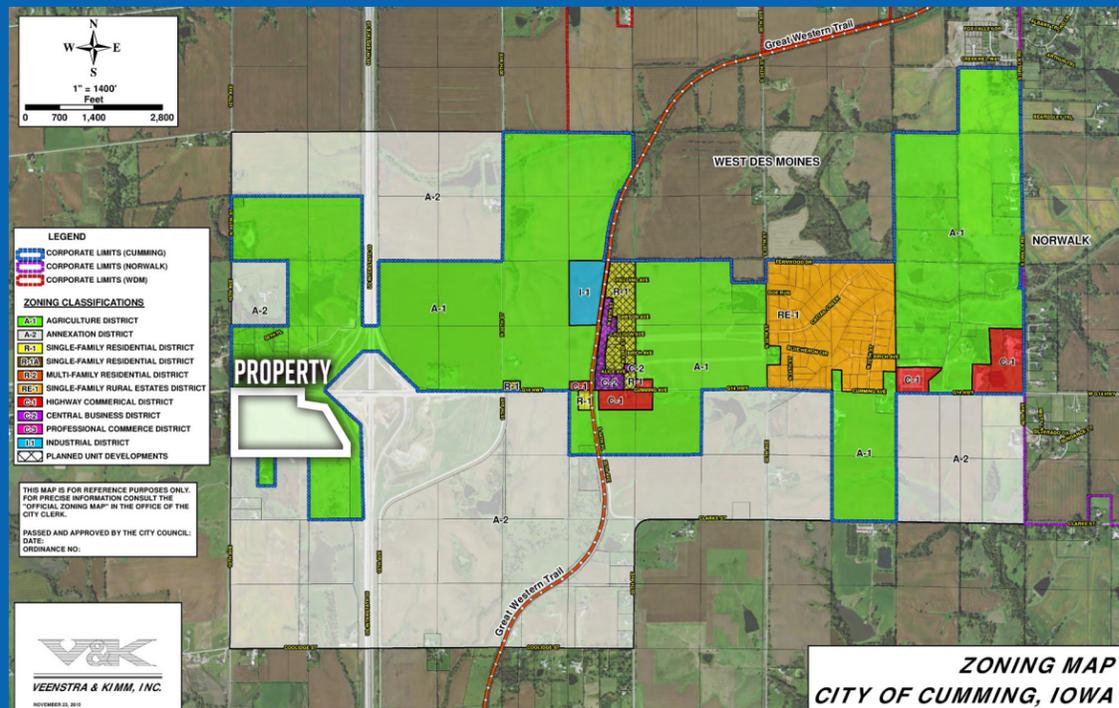
60 ACRES M/L

\$2,000,000

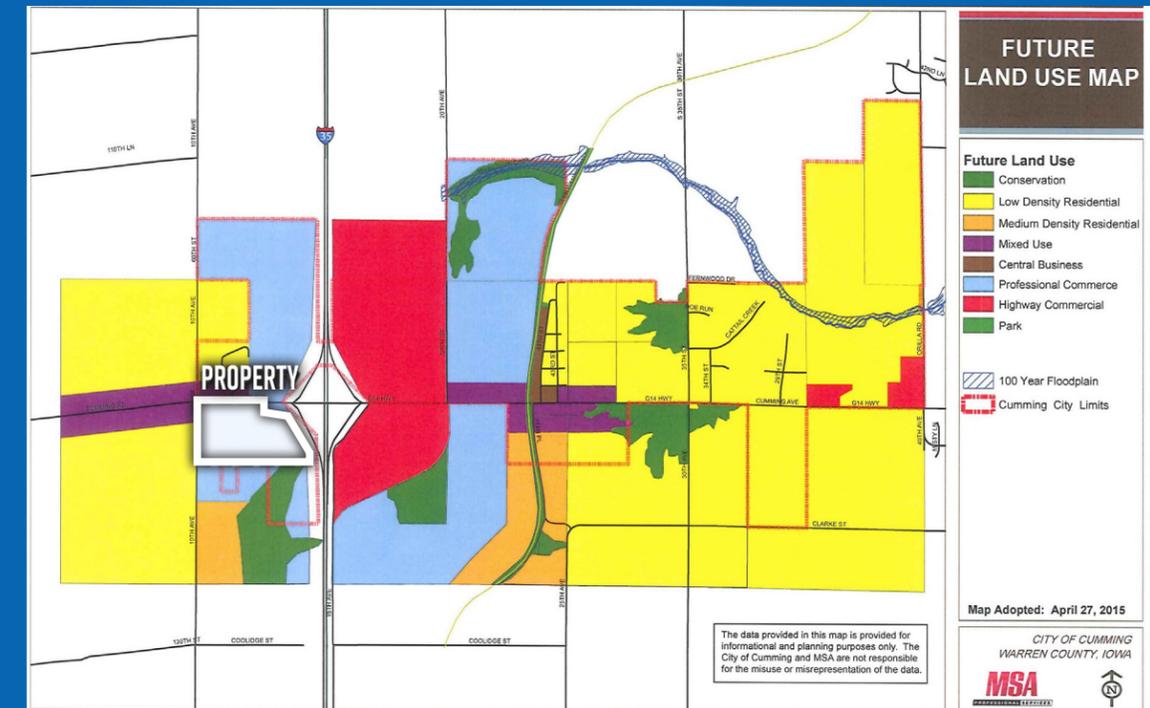
\$33,000/ACRE

NET TAXES: \$1,228

CSR2: 79.10



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DEVELOPMENT LAND
AVAILABLE**





12119 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325
PEOPLES COMPANY.COM



LISTING #14528 // TRANSITIONAL DEVELOPMENT LAND IN WARREN COUNTY

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