

POLK COUNTY DEVELOPMENT LAND

EASTER LAKE DR & SE 34TH ST | DES MOINES, IA 50320 | LISTING #14556



ABOUT THE PROPERTY Peoples Company is proud to be marketing 36.52 acres m/l of residential development land in Des Moines, Iowa. This property overlooks newly renovated Easter Lake Park, featuring a swimming beach, three playgrounds, 5.5 miles of paved trail, excellent fishing on land or boat, and a 178-acre lake as its centerpiece. The tract is located within the rapidly expanding Carlisle School District and is within 5 miles of all schools.

Utilities are readily available at and nearby the site. 36" and 48" WRA sewer lines are located on the west side of the property along SE 34th St, as well as an 8" WRA main on the north side at SE 35th Ct. Property elevations are from 52' to 106' (per city datum) and WRA inverts are from 25' to 30' along SE 34th St, which is enough depth to serve the entire parcel. According to the City of Des Moines Sewer Enterprise Division, this piece of land is not in a sewer connection fee district. 12" PVC water mains are located along the entire south and west boundary line. Electric is provided by Mid-American Energy and could be serviced by 3 phase electrical along SE 34th St and single phase electrical along Easter Lake Dr, both of which are 30Amp, 240v service.

Approximately 23.16 acres are currently in row crop production and carry a weighted average CSR2 of 80.8 The land has a current zoning classification of R1-90, large lot one-family residential.

Take advantage of this opportunity to own a piece of high quality development land in a sought after area. For questions regarding this listing, please contact Peoples Company agents Jake Sickels or John Hutchcroft.

36.52 ACRES M/L

PRICE **\$821,700**

PRICE/ACRE **\$22,500**



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DIRECTIONS

From Carlisle, Iowa - Head west out of Carlisle on Highway 5 for 2.0 miles. Merge right onto US Highway 65 North towards Mason City for 0.7 miles. Take exit 73 onto SE 64th Ave toward Army Post Rd for 0.4 miles. Turn left onto SE 64th Ave toward Des Moines for 1.4 miles. Turn right onto SE 36th St and head north for 0.7 miles. Turn left onto Easter Lake Dr, the property will be on the north side of Easter Lake Dr and west of SE 34th St.

From Downtown Des Moines - Head south on SW 9th St for 2.0 miles. Turn left onto Park Ave and head east for 1.4 miles. Turn right onto Indianola Ave and head southeast for 1.7 miles. Turn left onto Easter Lake Dr and head east for 1.7 miles. The property will be on your left, on the north side of Easter Lake Dr and west of SE 34th St.

From the Des Moines International Airport - Head south on Fleur Dr towards Interstate 35 and Highway 5 for 0.4 miles. Turn left onto Army Post Rd and head east for 5.2 miles. Turn left onto SE 36th St and head north for 0.7 miles. Turn left onto Easter Lake Dr, the property will be on the north side of Easter Lake Dr and west of SE 34th St.

DETAILS

Sign On Property: Yes

MLS Number: 584717

Parcel Number: 120/07007-504-000, 120/07007-505-001

School District: Carlisle

General Area: Des Moines

Net Taxes: \$2,771.47

CSR: 72

CSR2: 80.80

Possession: At Closing

Terms: Cash or Conventional



MORE INFORMATION AVAILABLE AT
PEOPLESCOMPANY.COM
LISTING #14556