

# BUILDING SITE



## WARREN COUNTY, IOWA - LAND AVAILABLE



ACRES M/L ACRES M/L ACRES M/L  
**7.19**  
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728 E Border Street | Des Moines, IA 50315

Listing #17030

**Doug Bear**

515.745.3192 | IA LIC S67986000

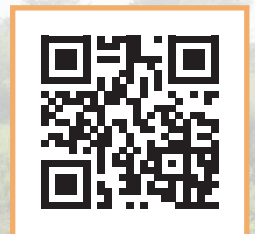
Doug@PeoplesCompany.com

**Steve Bruere**

515.222.1347 | IA LIC S43684000

Steve@PeoplesCompany.com

Scan the QR  
code to view the  
listing online!



# PROPERTY DETAILS



7.19 ACRES M/L

ASKING PRICE \$323,550

Located within the city limits of southern Des Moines, Iowa this property is currently zoned EX, which includes Flex-Light Industrial. Please refer to the attachments from the City of Des Moines including Chapter 134-3: Principal Uses and Tables and Chapter 135-2: Building Types for additional information. Future land use of this parcel includes Business Park. Zoning inquiries or zoning changes can be directed to the City of Des Moines Planning and Urban Design.

This tract includes a 32' x 32' (1,024 Sq. Ft.) metal building, built in 1995, located on the western portion of the property. The inside has been updated with completed electrical wiring and the walls are stubbed for indoor plumbing and ready for drywall. There is also a 1000-gallon septic tank that has been updated and inspected by Warren County Environmental Health.

Improvements on the property include a ready-made 100' x 100' dirt pad, located in the center of the tract that would allow the new owner to get a jump start building a new structure. This pad could also be expanded to the east to accommodate a much larger building. Electricity is provided on-site by MidAmerican Energy and there is an 8" Des Moines Water Works waterline located on the south side of Beardsley Street/E Border Street that could service the property.

According to the 2016 Iowa Department of Transportation traffic maps, over 23,600 cars pass by this property on Iowa Highway 5 daily!!! This property offers an incredible opportunity for buyers looking to establish their business in or near Central Iowa. Located within a short drive of both the east and west mixmasters, this industrial land is packed with potential for your next endeavor!

## Current Utilities



### Water

The area is serviced by an 8" main water line through Des Moines Water Works. The line is located along the south side of Beardsley Street/E. Border Street.



### Electric

Service is provided on-site by MidAmerican Energy.



### Sewer

The property is serviced by a 1000-gallon septic tank, evaluated by Warren County Environmental Health.

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For more information visit  
**PeoplesCompany.com**

# SITE MAP



## WARREN COUNTY, IOWA AND SURROUNDING AREA



**Directions** From the U.S. Highway 65 / Iowa Highway 5 Bypass, take Exit 96. Turn south onto SW 9th Street and take an immediate left turn (east) onto Beardsley / Border Street. Continue east for approximately 1 mile and the property will be on the north side of the road. The property address is 728 E. Border Street, Des Moines, Iowa 50315. Look for the Peoples Company signs.

Steve Bruere

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12119 Stratford Drive  
Clive, IA 50325



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Listing #17030



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