

UNIVERSAL FARMS

A PREMIER
**DEVELOPMENT
OPPORTUNITY**

WEST DES MOINES, IOWA

200± CONTIGUOUS ACRES
ONE OWNERSHIP. LIMITLESS POTENTIAL



STRATEGIC LOCATION
Between I-35 & I-80 in the West Des Moines growth corridor.



LARGE SCALE OPPORTUNITY
Approximately 200 contiguous acres across 7 parcels.



FUTURE FLEXIBILITY
Unzoned and designated for future industrial use.



SHAPING THE FUTURE
A rare chance to help define the future of West Des Moines.

ONE OF THE LARGEST AND MOST STRATEGIC DEVELOPMENT OPPORTUNITIES IN THE GROWTH CORRIDOR.



MICK GROSSMAN
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Licensed to sell real estate in Iowa.

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STRATEGIC LOCATION. UNMATCHED ACCESS.



Universal Farms encompasses approximately 200 contiguous acres across seven parcels under single ownership, representing one of the largest and most strategic development opportunities in the West Des Moines growth corridor.



Strategically located between Interstates I-35 and I-80, the property offers exceptional access to regional and national transportation networks, positioning the site for a wide range of large-scale development opportunities. Its combination of scale, frontage, accessibility, and greenfield profile provides a rare opportunity for phased development in one of the metro's fastest-growing areas.



Currently unzoned and designated for future industrial use, Universal Farms presents significant potential for industrial, logistics, rail-served, commercial, business park, and possible residential or mixed-use development, subject to municipal approvals, infrastructure planning, and due diligence.



 35	 80		
DIRECT ACCESS to I-35	DIRECT ACCESS to I-80	REGIONAL & NATIONAL TRANSPORTATION NETWORKS	IN THE HEART OF WEST DES MOINES' GROWTH CORRIDOR

IDEALLY POSITIONED FOR CONNECTION & GROWTH



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LIMITLESS POTENTIAL. BUILT FOR THE FUTURE.

POTENTIAL DEVELOPMENT CONCEPTS MAY INCLUDE:



Industrial or logistics park



Rail-served industrial campus



Manufacturing and distribution facilities



Corporate headquarters or business park environment



Mixed-use commercial development



Residential or master-planned community components



Phased large-scale development opportunities



The property's strategic location, future development flexibility, and potential for rail connectivity create a compelling opportunity for investors, developers, and users seeking a large-scale land position within one of West Des Moines' most active future growth corridors.

WITH LIMITED OPPORTUNITIES REMAINING FOR DEVELOPMENT SITES OF THIS SIZE AND POSITIONING UNIVERSAL FARMS OFFERS A RARE CHANCE TO HELP SHAPE THE FUTURE GROWTH OF THE WEST DES MOINES MARKET.

REACH OUT TO DISCUSS THE POSSIBILITIES AND PRICING DETAILS.



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