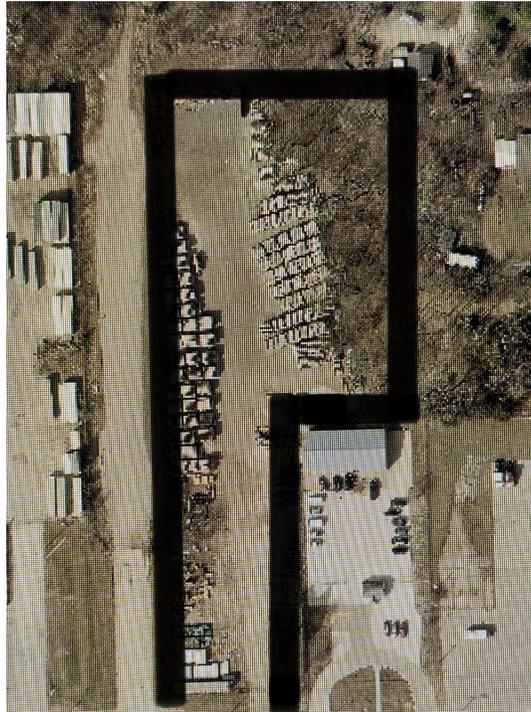


LAND FOR SALE

1711 EUCLID AVENUE

Des Moines, IA 50313



PROPERTY DESCRIPTION

"Located in the northeast area of Des Moines, IA, this 2.93-acre property is zoned I-1 Industrial District, offering potential for industrial storage or development. With its strategic location and zoning, this property presents an opportunity for investment in the industrial sector."

PROPERTY HIGHLIGHTS

- 2.93 acres
- Industrial District Zoning
- Outdoor Storage
- Easy access

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$400,000 |
| Lot Size: | 2.93 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 139 | 583 | 3,659 |
| Total Population | 367 | 1,516 | 9,235 |
| Average HH Income | \$78,652 | \$79,801 | \$70,709 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
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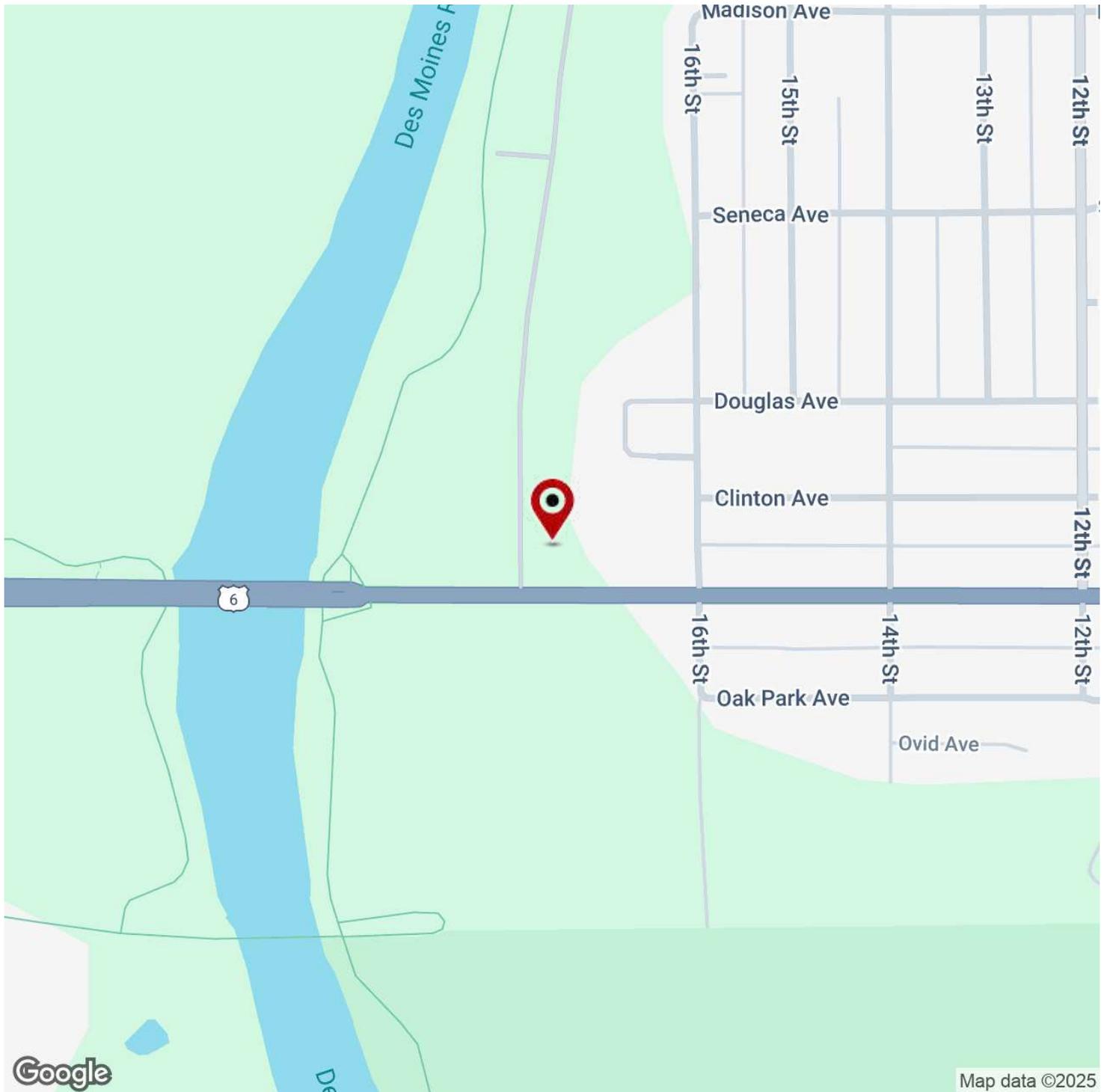
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

LAND FOR SALE

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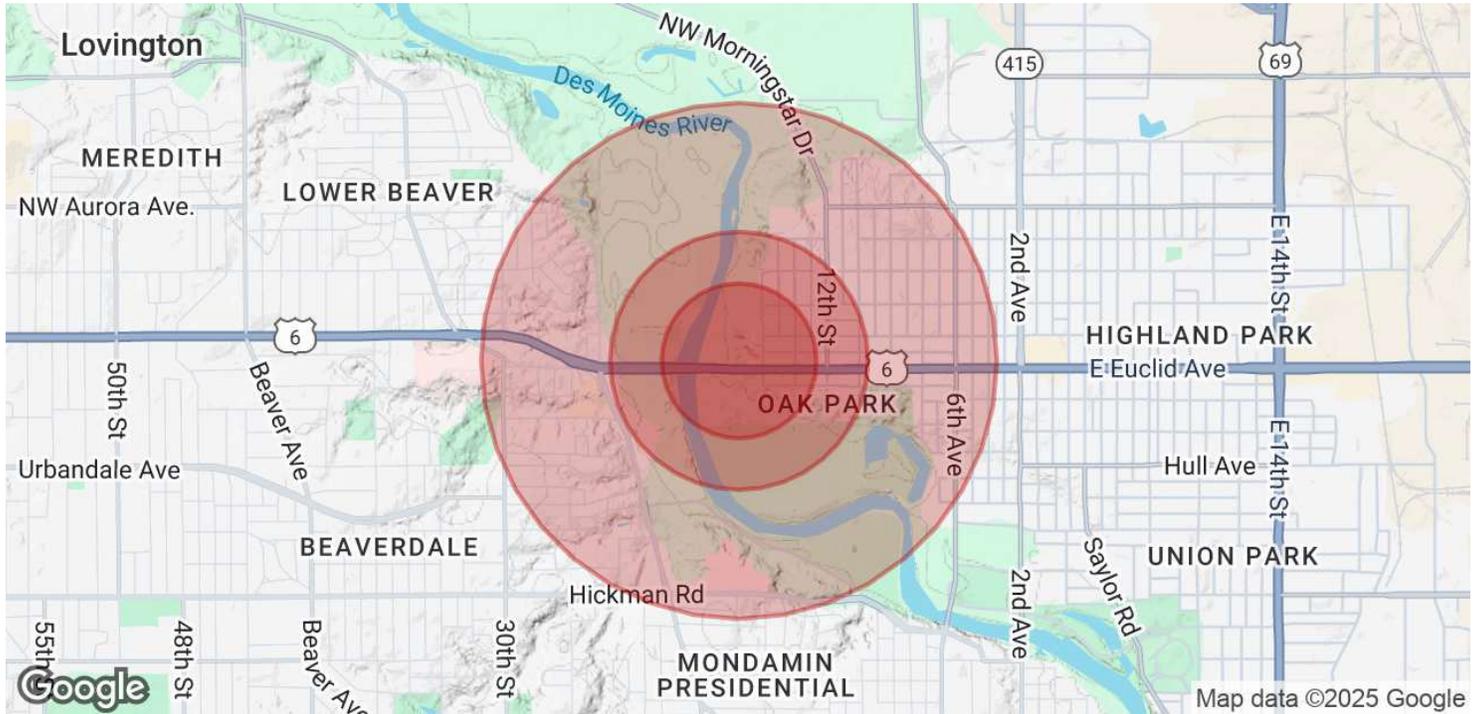
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 367 | 1,516 | 9,235 |
| Average Age | 36 | 37 | 37 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 36 | 37 | 37 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 139 | 583 | 3,659 |
| # of Persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH Income | \$78,652 | \$79,801 | \$70,709 |
| Average House Value | \$178,369 | \$180,223 | \$175,621 |

Demographics data derived from AlphaMap

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