

# REDEVELOPMENT OPPORTUNITY

2065 SE MAFFITT LAKE RD, Cumming, IA 50061



## PROPERTY DESCRIPTION

This 7.699 Acres of redevelopment opportunity located in West Des Moines is minutes from the Airport and Microsoft. Commercial development land in pathway of progress! Located east of I-35 and just south of HWY 5. Twelve minute drive to Jordan Creek Town Center, Iowa's largest shopping center and 4th largest complex in the Midwest. Very proximate to the new Veterans Parkway which will serve as a major spine of roadway.

## PROPERTY HIGHLIGHTS

- 7.699 Acres
- Pond
- 832sf A Frame house

## OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	7.699 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	357	25,097	140,525
Total Population	827	61,363	338,200
Average HH Income	\$95,439	\$91,838	\$75,806

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.

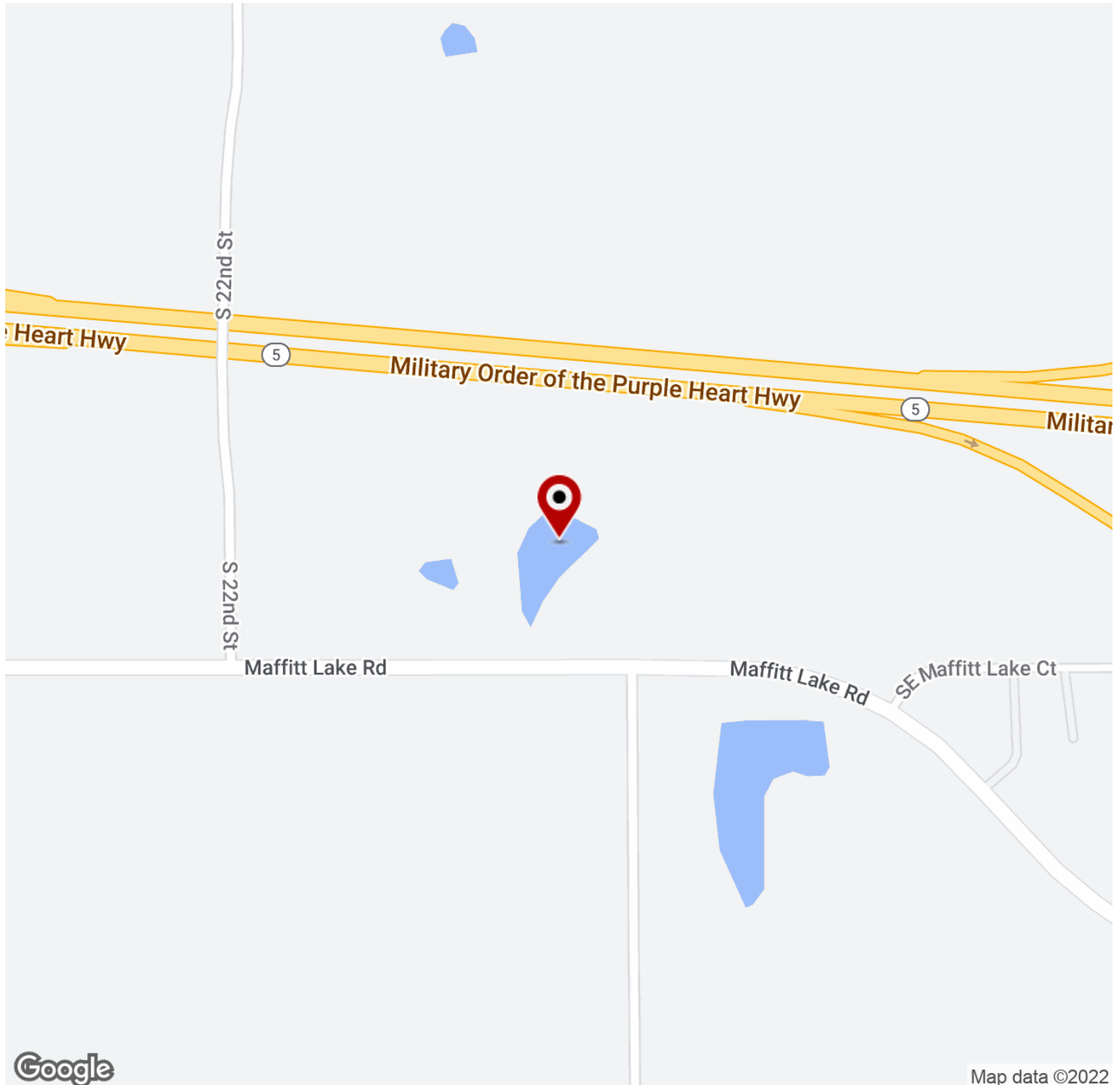
**MICK GROSSMAN**  
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**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

**LAND FOR SALE**

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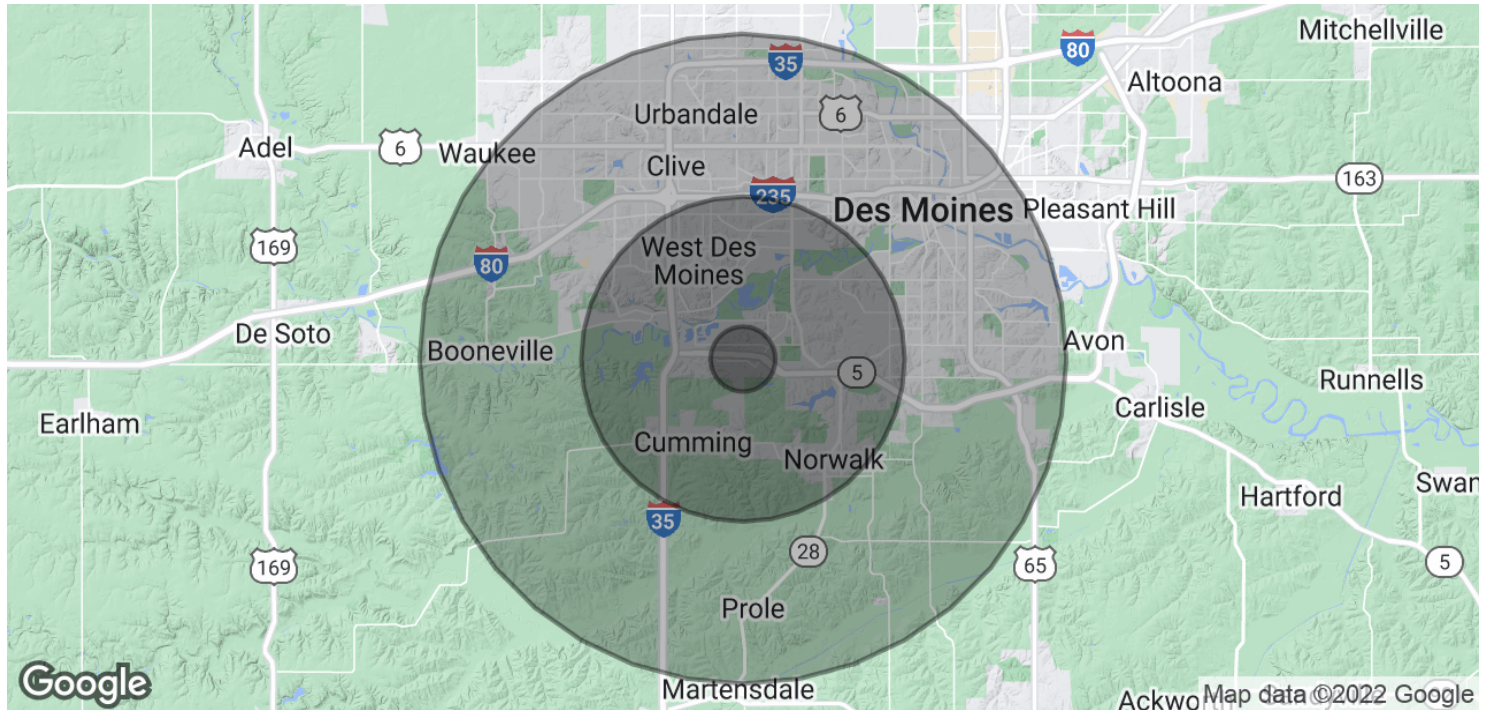
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Each Office Independently Owned and Operated

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	827	61,363	338,200
Average Age	39.4	35.6	35.7
Average Age (Male)	38.4	34.3	35.0
Average Age (Female)	40.0	36.7	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	357	25,097	140,525
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$95,439	\$91,838	\$75,806
Average House Value	\$291,684	\$219,799	\$195,551

*\* Demographic data derived from 2020 ACS - US Census*

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