

WEST DES MOINES LAND

West Des Moines, IA

**PROPERTY DESCRIPTION**

Veterans Business Park is located between I-35 and the Des Moines International Airport. This property is located right across the street from the Microsoft entrance. Veterans Parkway runs into Highway 28 (63rd Street) to the north and loops to I-35 to the south.

The SW Connector now runs south via Veteran's Parkway to the northern edge of Cumming before veering west towards Maffitt Reservoir and then heading north over the Raccoon River hooking in with Grand Prairie Parkway and ending at I-80.

Microsoft's new \$1.1 billion data center called Project Alluvion. It's a four-phase project that sits on 154 acres and is directly across from this site.

Ten-minute drive time to the west mix-master (I-80/35 and I-235), 20-minute drive to east mix-master (I-80/35 and I-235), and ten minutes from Downtown Des Moines.

The utilities in the area allow for Data Center development.

OFFERING SUMMARY

Sale Price:	\$994,400
Lot Size:	12.43 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,164	13,994	33,029
Total Population	6,943	28,875	70,133
Average HH Income	\$105,420	\$93,292	\$85,079

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.

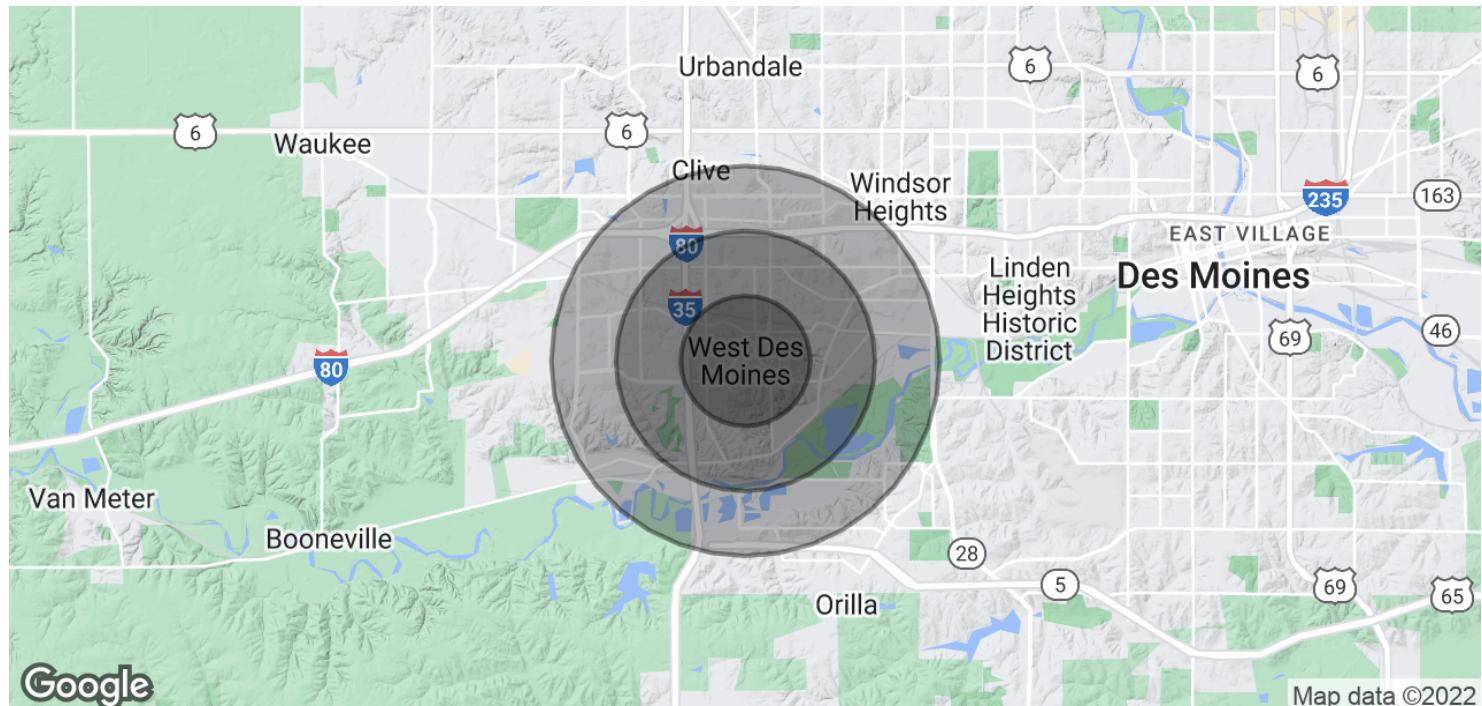
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4001 Westown Parkway
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LAND FOR SALE



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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,943	28,875	70,133
Average Age	41.4	39.4	38.7
Average Age (Male)	41.0	38.0	37.3
Average Age (Female)	44.4	41.7	40.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,164	13,994	33,029
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$105,420	\$93,292	\$85,079
Average House Value	\$372,914	\$285,909	\$245,634

* Demographic data derived from 2020 ACS - US Census

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