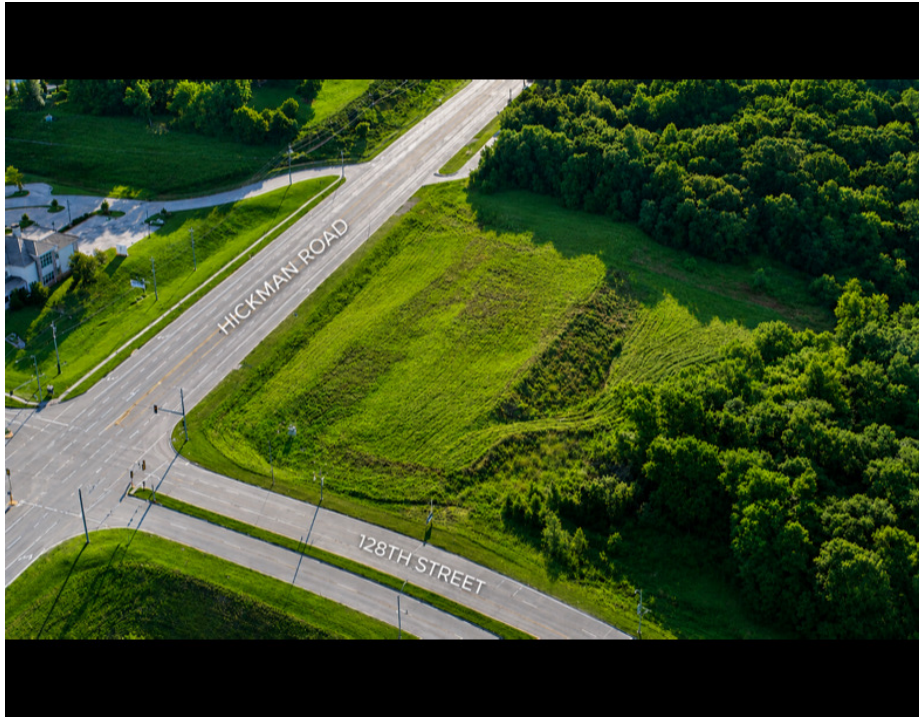


LAND FOR SALE

12622 HICKMAN ROAD

Clive, IA 50325



PROPERTY DESCRIPTION

Woodlands Crossing offers a premier development opportunity along the highly traveled Hickman Road corridor in Clive, Iowa. Positioned at the intersection of 128th Street and Hickman Road, the site benefits from strong visibility, excellent access, and recent intersection improvements that have enhanced traffic flow throughout the corridor.

The approximately 2.25-acre site is ideally suited for retail, office, mixed-use, hospitality, or service-oriented development.

PROPERTY HIGHLIGHTS

- Approximately 2.25 Acres
- Sale Price: \$1,700,000
- Prime location at 128th Street and Hickman Road
- Strong visibility and traffic counts
- Recent intersection and turning lane improvements
- Located within a rapidly growing commercial corridor

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	2.25 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	95	397	1,711
Total Population	256	1,075	4,566
Average HH Income	\$213,963	\$215,340	\$208,875

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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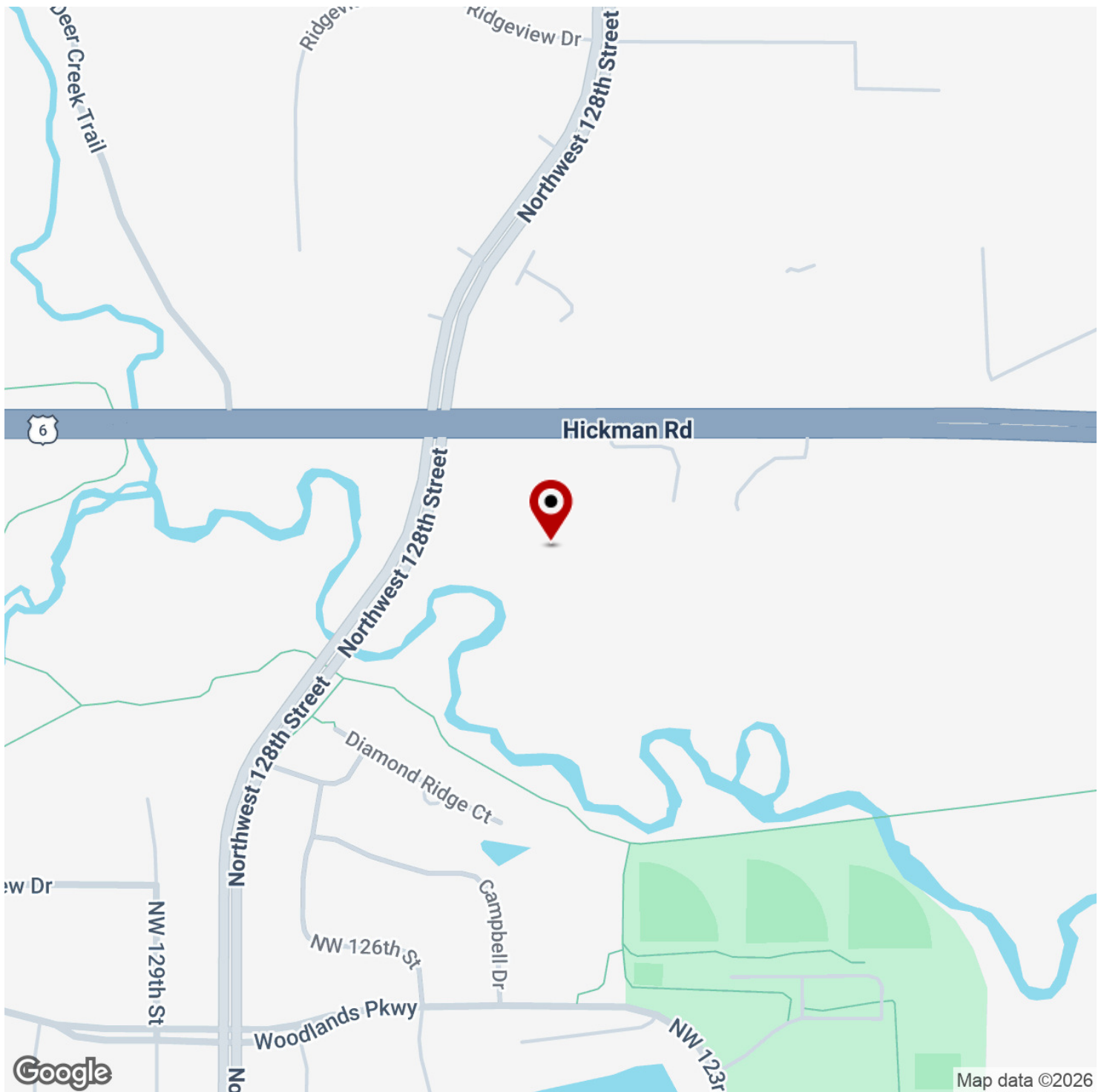
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

LAND FOR SALE

12622 HICKMAN ROAD

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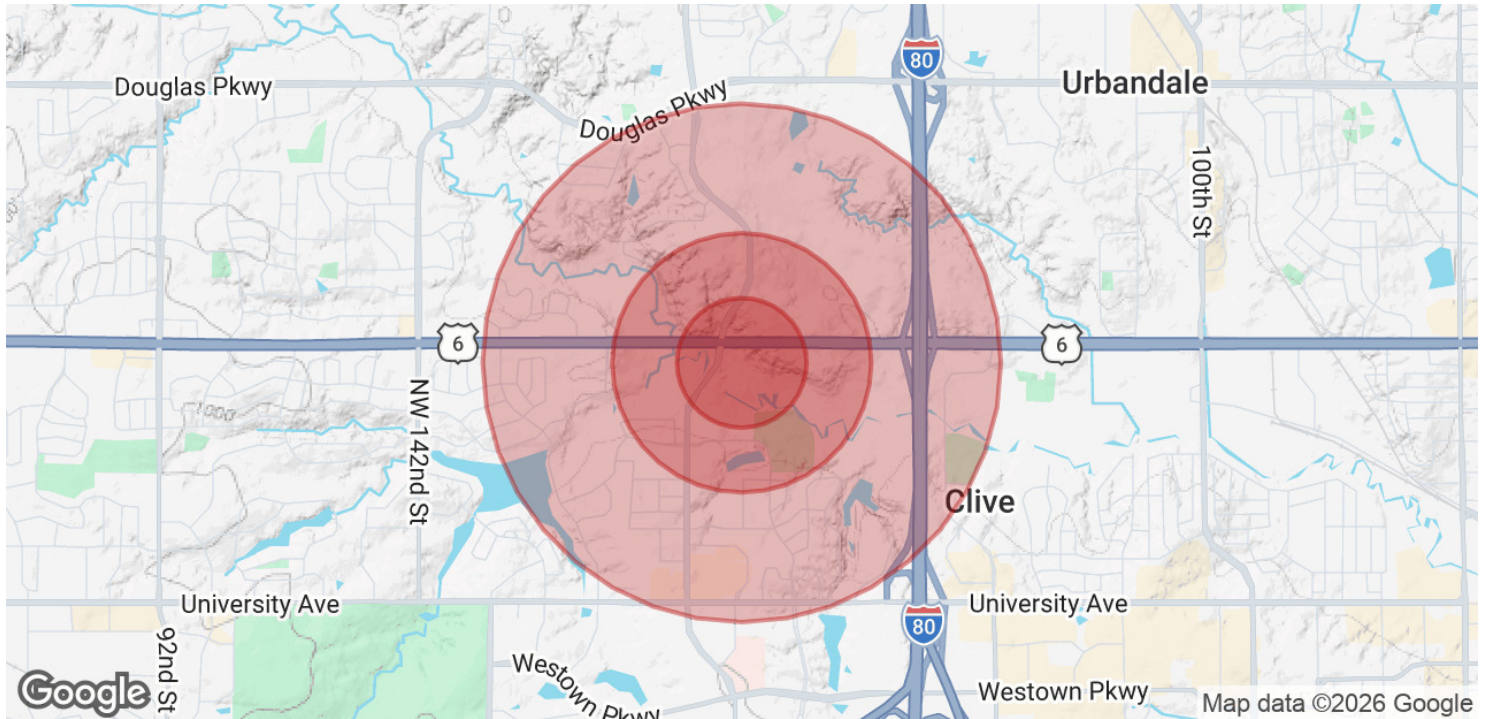
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Clive, IA 50325



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	256	1,075	4,566
Average Age	47.6	47.0	46.6
Average Age (Male)	48.1	47.4	46.4
Average Age (Female)	45.3	44.9	45.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	95	397	1,711
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$213,963	\$215,340	\$208,875
Average House Value	\$581,158	\$619,745	\$601,551

2023 American Community Survey (ACS)

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