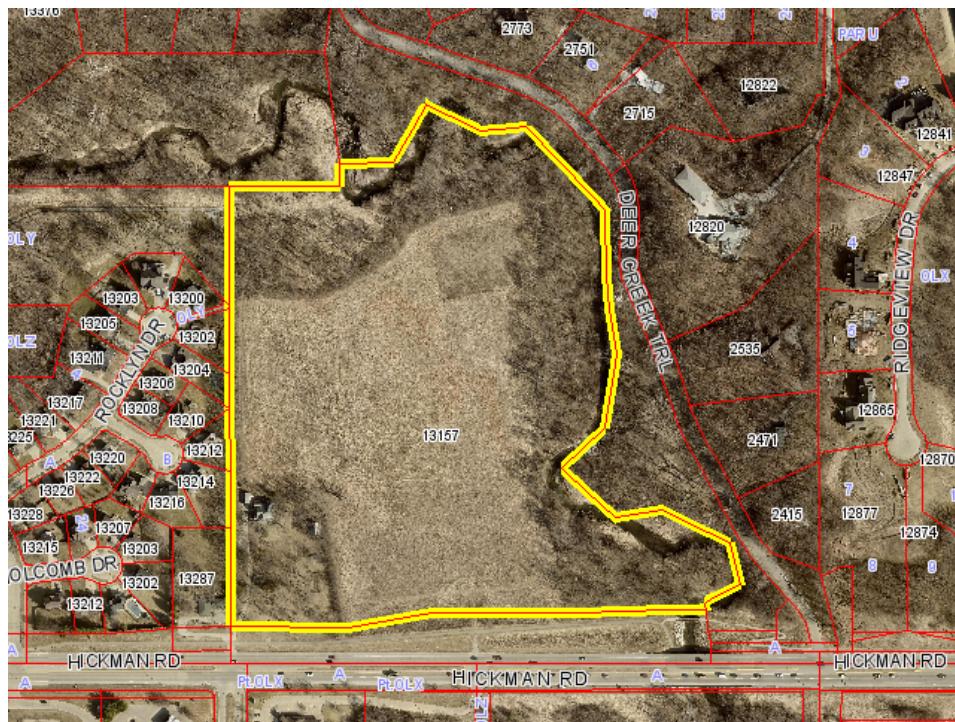


## 13157 HICMAN RD

Des Moines, IA 50322



## PROPERTY DESCRIPTION

In the heart of Urbandale this 32 acres is prime for development. Located off of Hickman Road the opportunity is endless with this development land. Property also comes with a 3 bedroom, walk out 2 story house.

## PROPERTY HIGHLIGHTS

- 32.125 acres
- One of Urbandale's busiest corridors
- Park like setting
- Residential development

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	32.15 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,972	8,552	23,070
Total Population	4,821	21,788	54,711
Average HH Income	\$159,975	\$143,670	\$116,584

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.

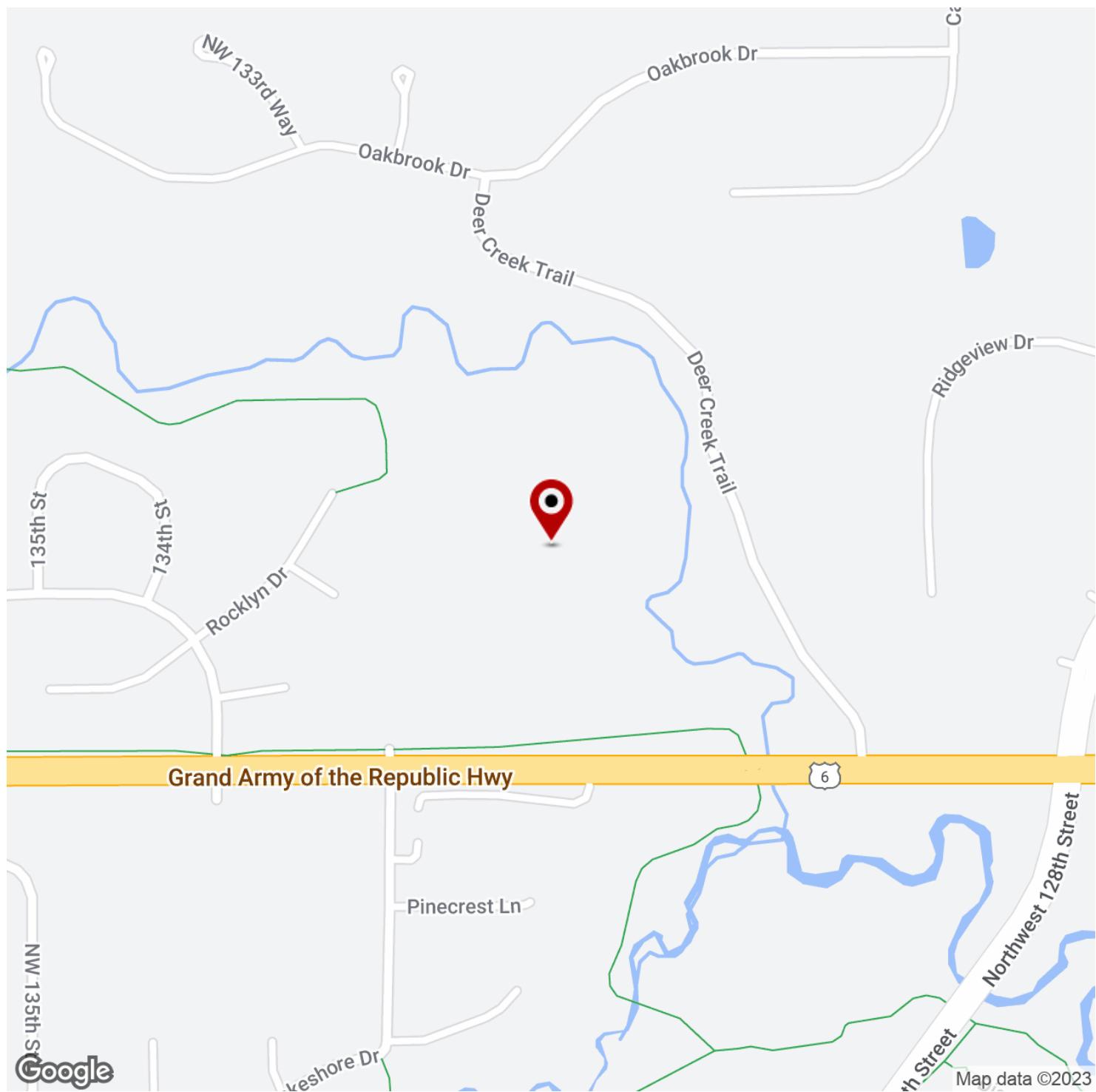
**MICK GROSSMAN**  
Managing Director  
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**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

## LAND FOR SALE

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Des Moines, IA 50322



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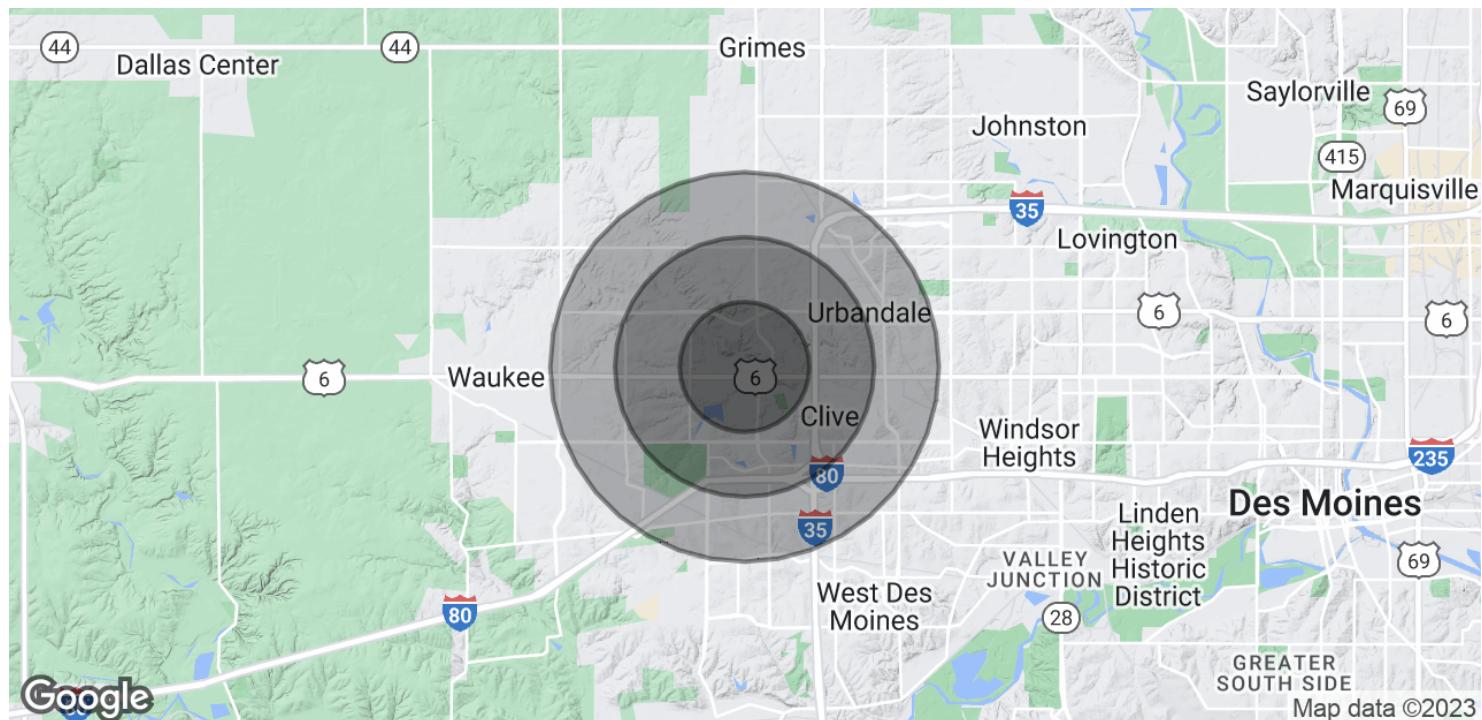
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## LAND FOR SALE

# 13157 HICMAN RD

Des Moines, IA 50322



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,821	21,788	54,711
Average Age	48.2	39.6	38.3
Average Age (Male)	49.3	39.8	38.1
Average Age (Female)	49.0	40.8	39.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,972	8,552	23,070
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$159,975	\$143,670	\$116,584
Average House Value	\$328,171	\$314,896	\$268,980

\* Demographic data derived from 2020 ACS - US Census

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