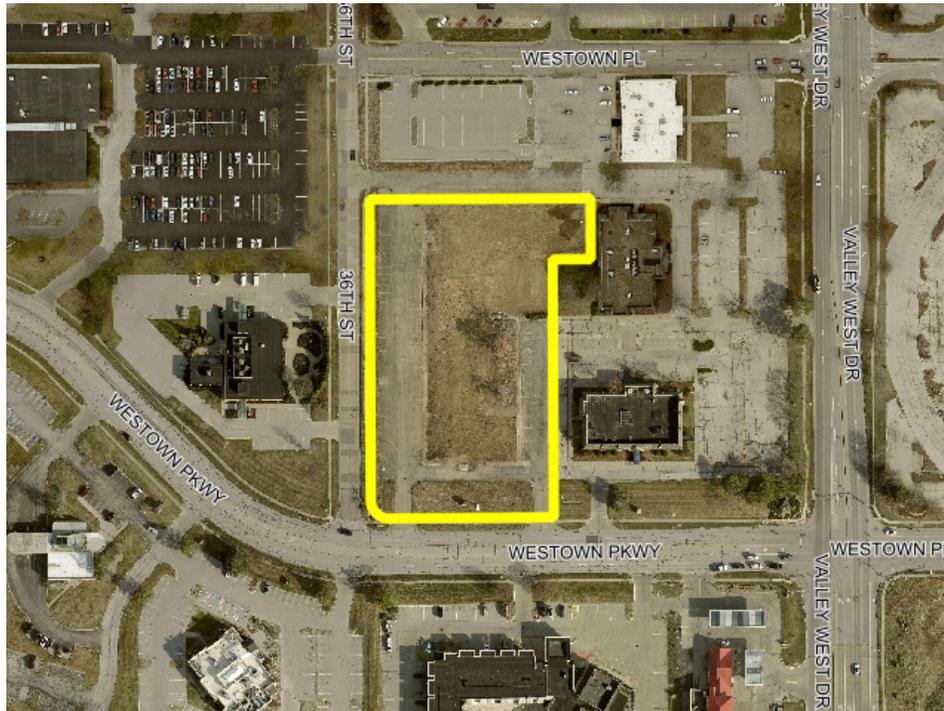


FOR SALE DEVELOPMENT LAND 2.67 ACRES



3535 Westown Parkway, West Des Moines, IA 50265



PROPERTY DESCRIPTION

Positioned in a high-traffic corridor of West Des Moines, this 2.67-acre site offers incredible potential. This parcel is located across from the 57.72 acres of redevelopment site of the Valley West Mall. Conveniently located off the I-235 Valley West exit, this property is available for sale.

PROPERTY HIGHLIGHTS

- Land
- 2.67 Acres
- Ready to be built
- Valley West Drive Exit I-235

OFFERING SUMMARY

Sale Price:	1,500,000.00
Lot Size:	2.67 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,065	37,230	80,747
Total Population	8,185	81,105	180,252
Average HH Income	\$81,754	\$92,126	\$96,752

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.

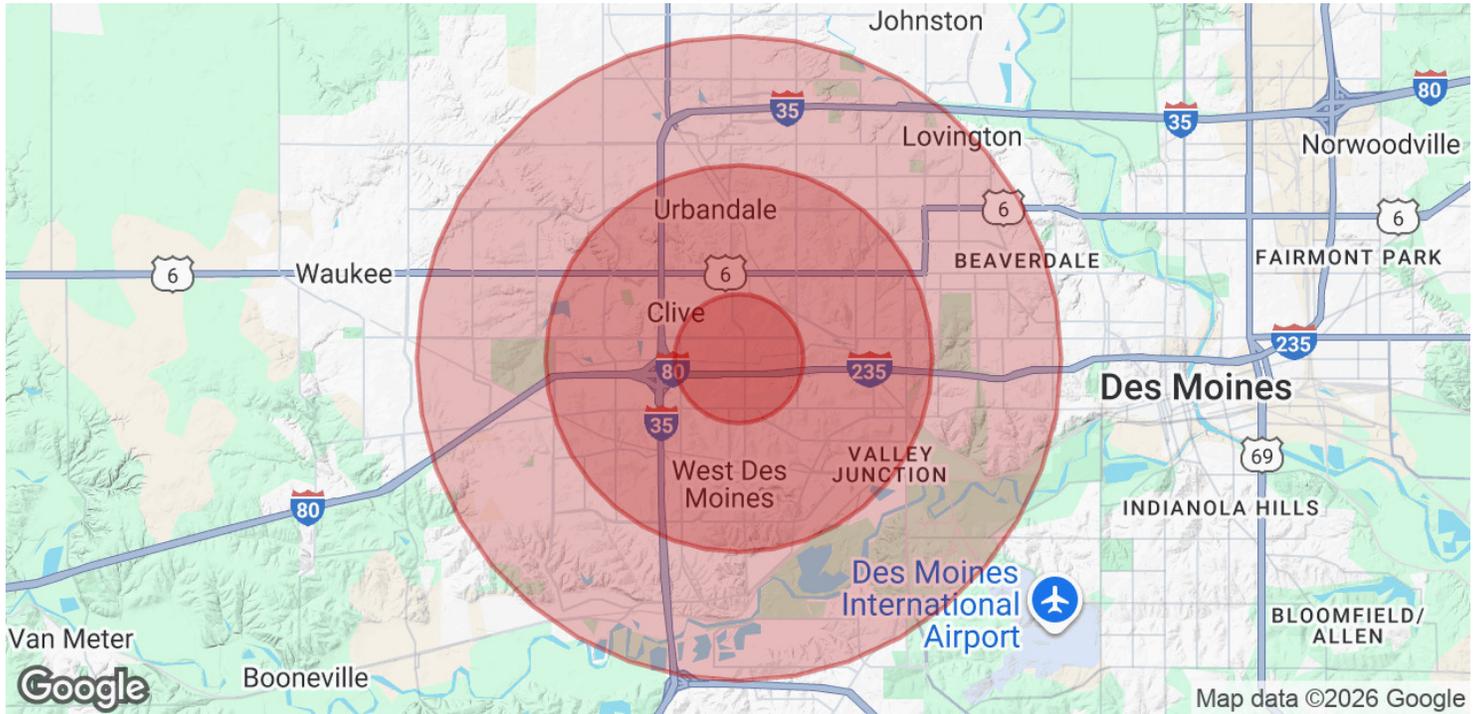
MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

REDEVELOPMENT OPPORTUNITY

3535 Westown Parkway, West Des Moines, IA 50265



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,185	81,105	180,252
Average Age	40.0	39.2	38.6
Average Age (Male)	38.4	38.3	37.6
Average Age (Female)	42.4	40.6	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,065	37,230	80,747
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$81,754	\$92,126	\$96,752
Average House Value	\$181,537	\$221,650	\$228,454

* Demographic data derived from 2020 ACS - US Census

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
 O: 515.771.3299
 mickg@kwcommercial.com

KW COMMERCIAL
 4001 Westown Parkway
 West Des Moines, IA 50266

LAND FOR SALE

DEVELOPMENT OPPORTUNITY

3535 Westown Parkway, West Des Moines, IA 50265



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
 O: 515.771.3299
 mickg@kwcommercial.com

KW COMMERCIAL
 4001 Westown Parkway
 West Des Moines, IA 50266

Each Office Independently Owned and Operated