

Retail Development Land Available



SEC South 60th Street Mills Civic

West Des Moines, Iowa 50266

Property Highlights

- Ideal Retail, Office, Restaurant and Residential use possibilities
- 5.22 Acres of retail and commercial land available on Mills Civic Parkway
- Fabulous exposure on the Premier Retail and Corporate Campus Corridor in West Des Moines
- Join Wells Fargo, Avia USA, Galleria at Jordan Creek, General Growth Development at Jordan Creek Town Center

AVAILABLE LOTS

Lot	Square Footage	Acres
1	98,446	2.26
2	36,155	0.83
3	92,783	2.13

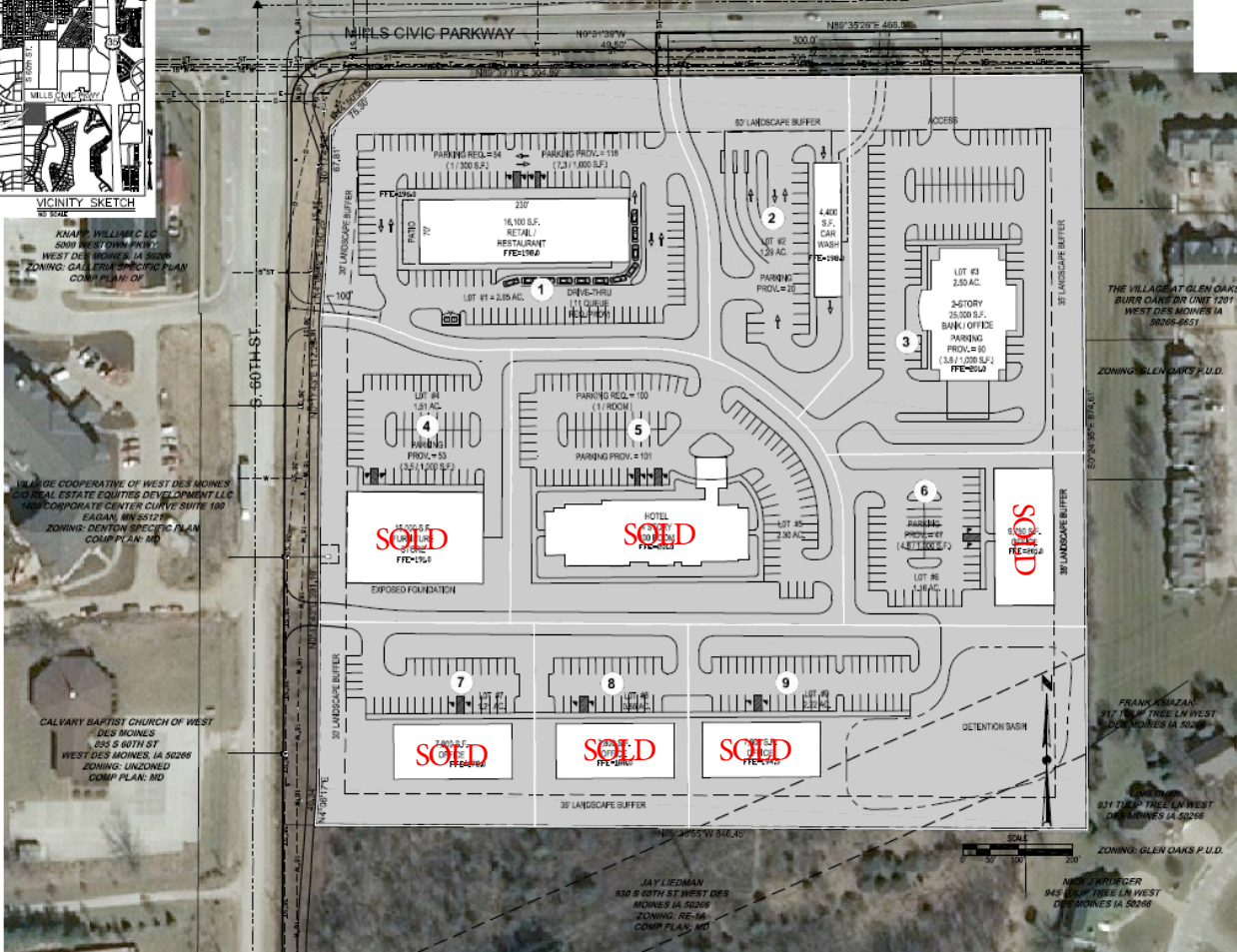
For more information

John Knapp, SIOR

O: 515 453 5467

jknapp@iowarealtycommercial.com

For Sale
Land
 5.22 Acres



OWNER/APPLICANT:
 SHREE RAM DEVELOPMENT LLC
 P.O. BOX 165
 JOHNSTON, IA 50131
 515-276-1111

COMPREHENSIVE PLAN LAND USE
 EXISTING ZONING: UNZONED
 EXISTING SUPPORT COMMERCIAL MEDIUM DENSITY
 PROPOSED: SUPPORT COMMERCIAL

ZONING:
 EXISTING ZONING: UNZONED
 PROPOSED ZONING: MILLS LANDING SPECIFIC PLAN

- USES**
- LOT 1: RESTAURANT/RETAIL
2.65 ACRES
TRIPS: 3 AM PEAK; 78 PM PEAK; 407 ADT
 - LOT 2: CAR WASH
1.29 ACRES
MULTI-TENANT USE
TRIPS: 3 AM PEAK; 78 PM PEAK; 777 ADT
 - LOT 3: BANK
2.30 ACRES
TRIPS: 3 AM PEAK; 78 PM PEAK; 407 ADT
 - LOT 4: FURNITURE STORE
1.31 ACRES
TRIPS: 3 AM PEAK; 7 PM PEAK; 78 ADT
 - LOT 5: HOTEL 100 ROOMS
1.31 ACRES
TRIPS: 33 AM PEAK; 60 PM PEAK; 817 ADT
 - LOT 6: OFFICE/RETAIL
1.16 ACRES
TRIPS: 17 AM PEAK; 49 PM PEAK; 798 ADT
 - LOT 7, 8, 9: OFFICE
4.26 ACRES
TRIPS: 36 AM PEAK; 35 PM PEAK; 258 ADT
- TOTAL MILLS LANDING DEVELOPMENT TRIPS:
 383 AM PEAK; 301 PM PEAK; 7,682 ADT

LEGAL DESCRIPTION:
 LOTS 5 AND 6, EXCEPT SOUTH 60TH STREET RIGHT OF WAY AND ALL OF LOT 7, ALL BEING OF WESTMOUNT COUNTRY ESTATES REPLAT, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA. PROPERTY CONTAINS 16.23 ACRES (707,175 S.F.) MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



simonson & associates architects llc
 1717 ingersoll ave, suite 117 des moines ia 50309
 ph: 515 440 5626 www.simonsonassoc.com

**MILLS LANDING
 SPECIFIC PLAN
 WEST DES MOINES, IOWA
 JULY, 2018**



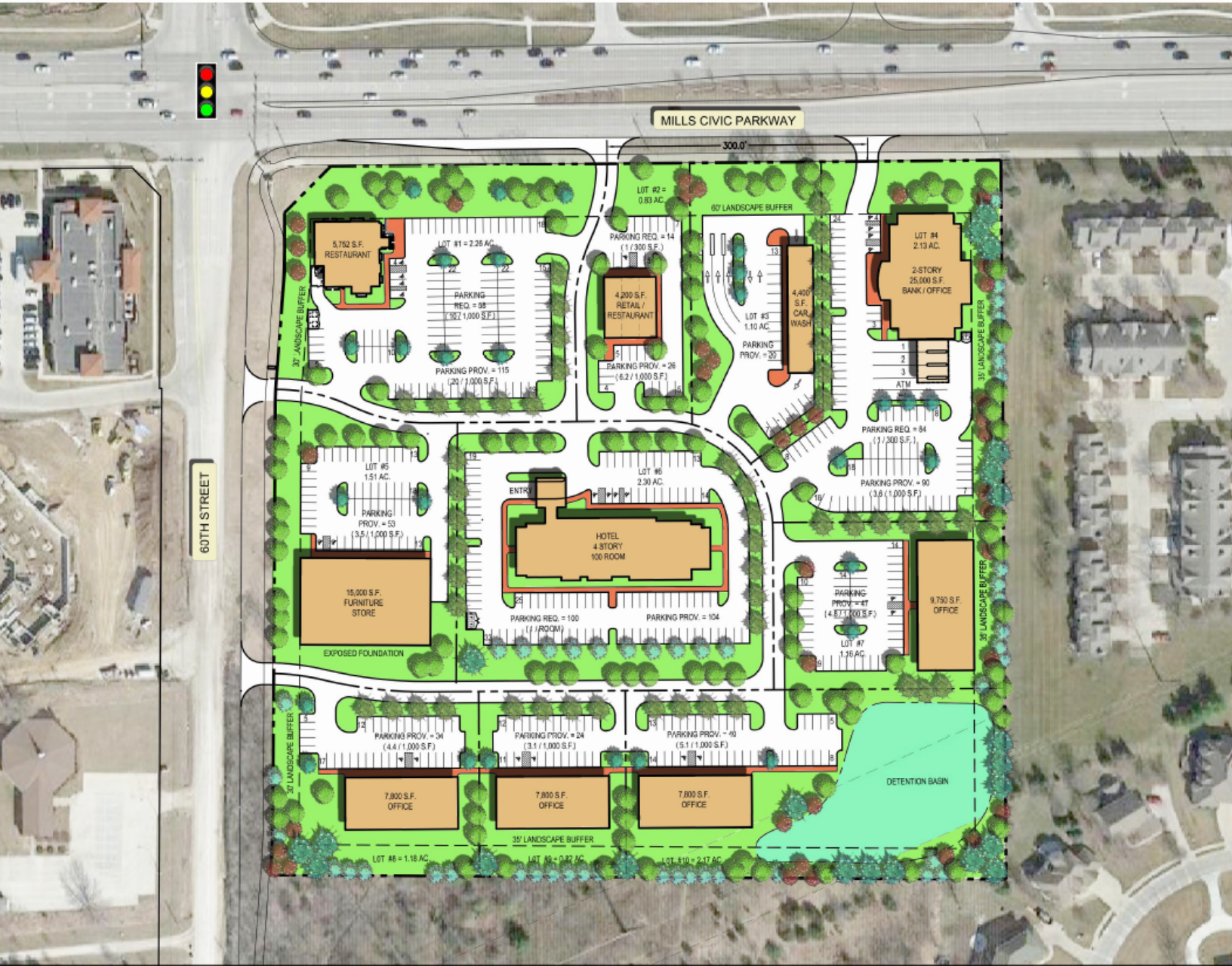
CIVIL DESIGN ADVANTAGE
 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
 3405 SE Crossroads Drive, Suite G GRIMES, IOWA 50111
 (515) 369-4400 CDA-ENG.COM



Commercial Real Estate Services, Worldwide.

3501 Westtown Parkway
 West Des Moines, IA 50266
 iowacommercial.com

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Land
 5.22 Acres



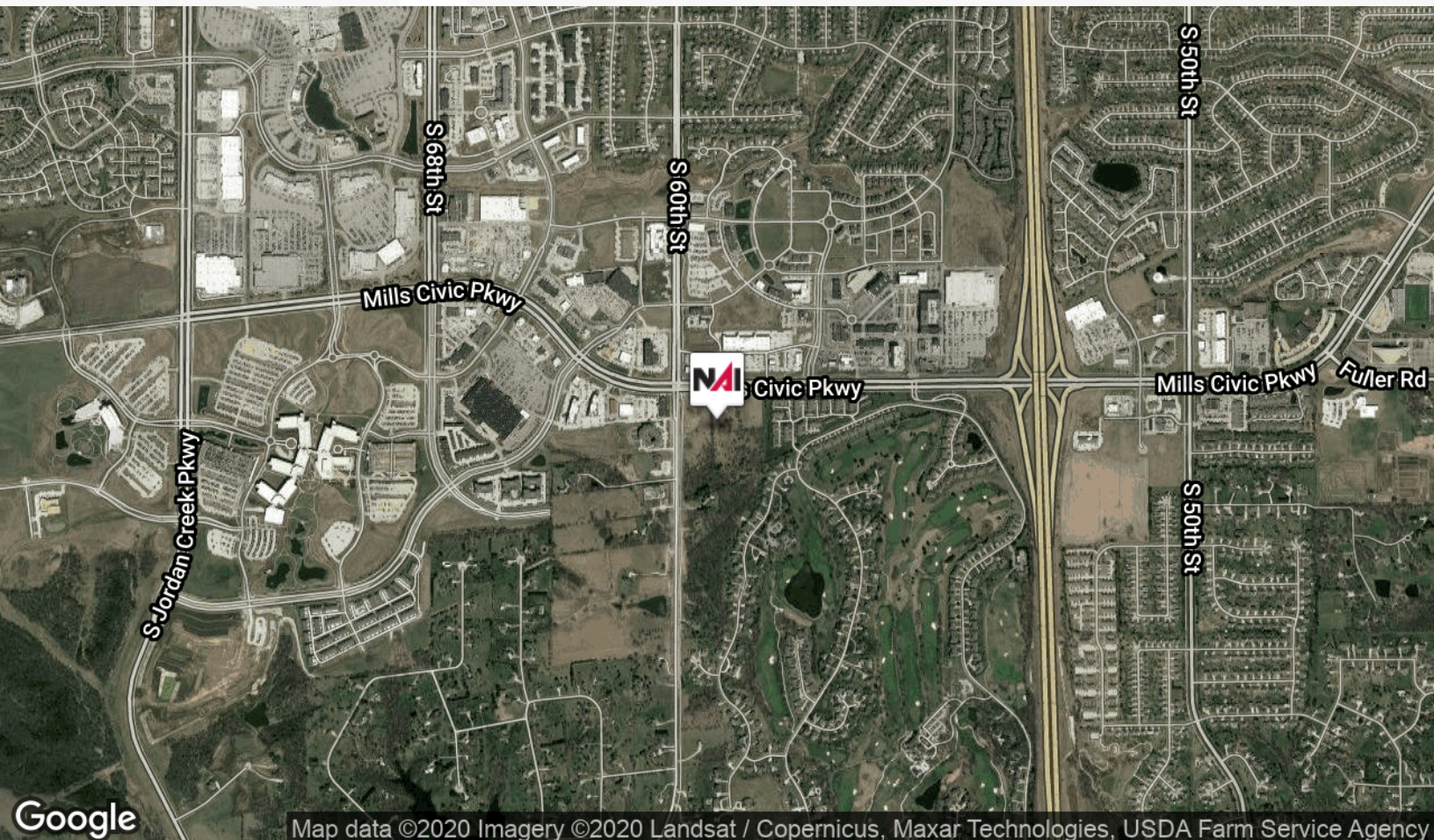
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Mills Landing
Master Plan Concept #12
West Des Moines, Iowa

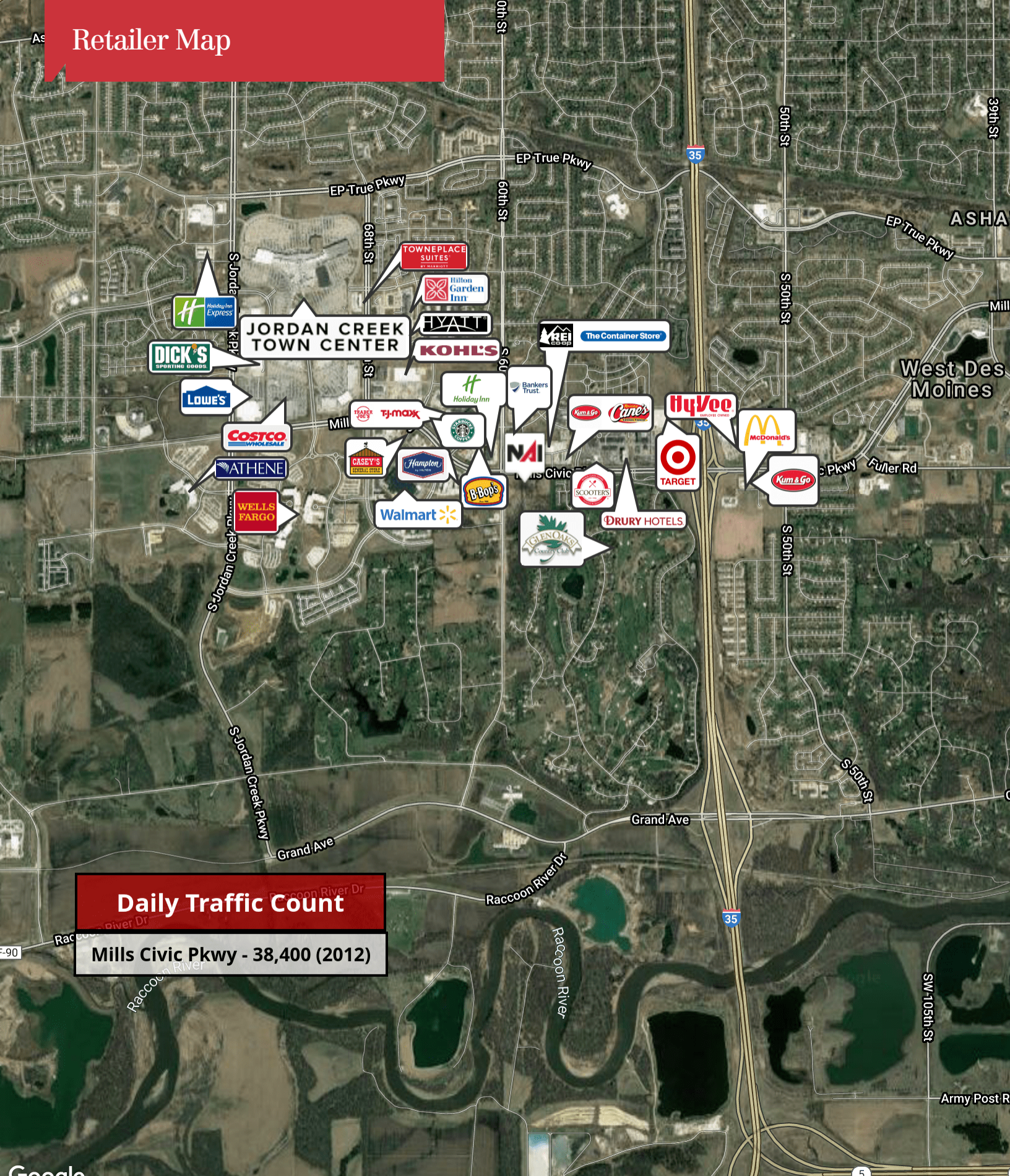
September 26, 2018



Location Maps



Retailer Map



Daily Traffic Count

Mills Civic Pkwy - 38,400 (2012)

Google

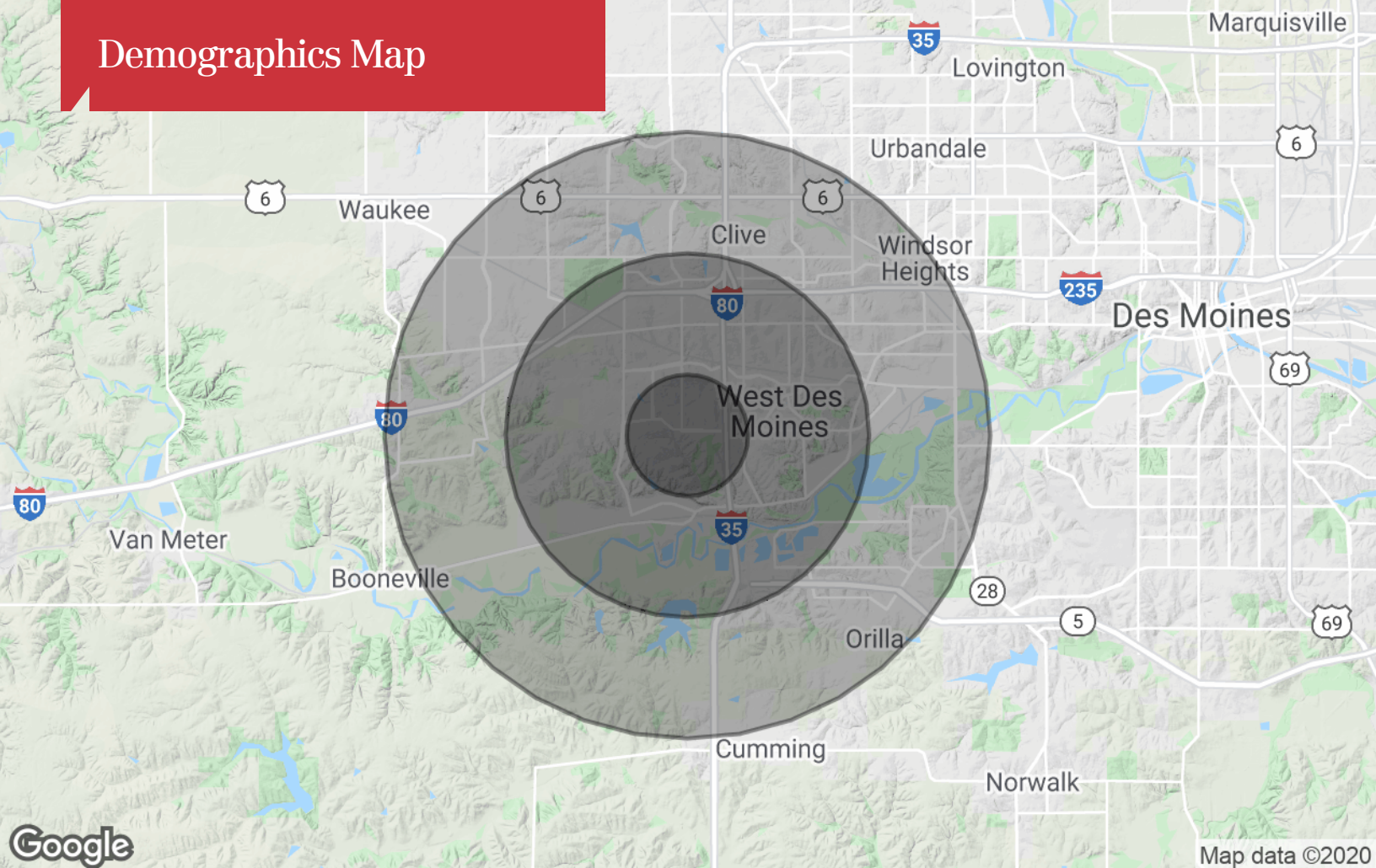
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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,315	40,805	85,520
MEDIAN AGE	33.6	33.5	35.6
MEDIAN AGE (MALE)	34.8	33.1	34.8
MEDIAN AGE (FEMALE)	31.7	33.7	36.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,211	16,818	34,810
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$128,252	\$102,757	\$100,662
AVERAGE HOUSE VALUE	\$205,458	\$221,196	\$228,168

Race

	1 Mile	3 Miles	5 Miles
% WHITE	94.2%	91.0%	91.8%
% BLACK	0.9%	2.2%	2.1%
% ASIAN	4.6%	6.0%	4.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.3%	0.8%	1.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.4%	3.6%	3.8%

* Demographic data derived from 2010 US Census