

FOR SALE / LEASE

OUTLOTS AT DEERFIELD POINTE

15801 HICKMAN ROAD CLIVE, IA 50325



PROPERTY DESCRIPTION

3 commercial outlots available near the corner of 156th and Hickman. Property is adjacent to Walgreens, Arby's and Life Church. The development will share a frontage road with Fareway.

PROPERTY HIGHLIGHTS

- Pad ready, utilities and stormwater in place
- Easy access to Hickman and 156th
- Great visibility

OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	Negotiable
Lot Sizes:	1.51-1.59 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,291	25,242	86,925
Total Population	6,725	64,838	215,328
Average HH Income	\$123,943	\$103,217	\$91,509



DARIN FERGUSON
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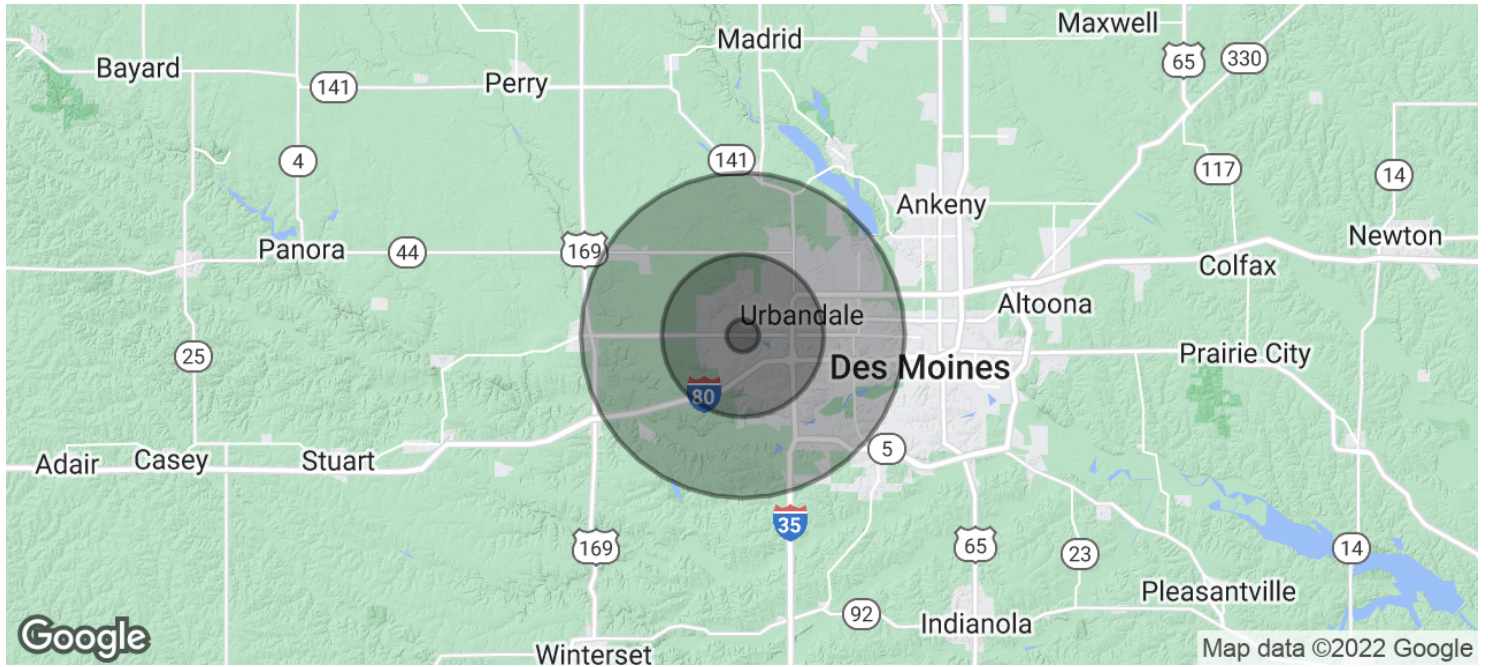
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,725	64,838	215,328
Average Age	32.6	34.0	35.9
Average Age (Male)	32.7	33.9	35.2
Average Age (Female)	32.5	34.0	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,291	25,242	86,925
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$123,943	\$103,217	\$91,509



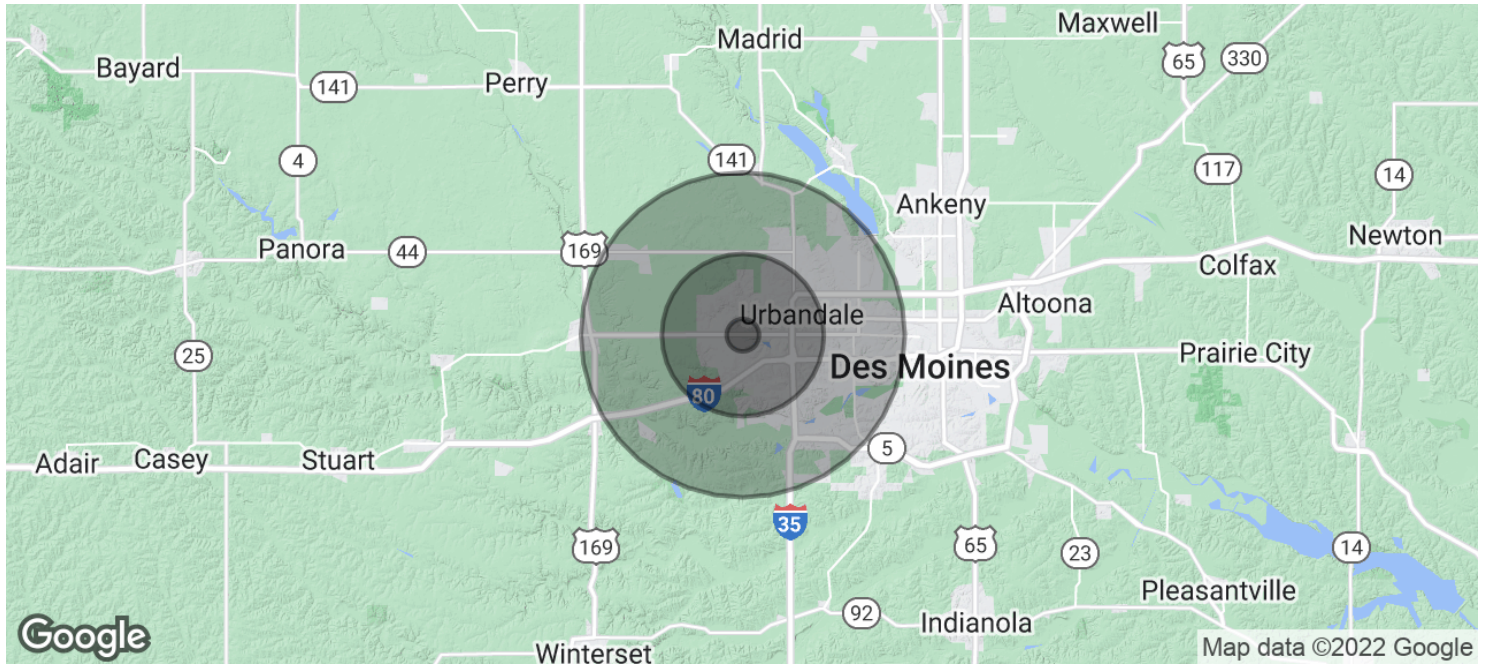
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Average House Value

\$349,191

\$247,349

\$218,452

* Demographic data derived from 2020 ACS - US Census



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