

SALE / LEASE

Prime Commercial Development Opportunity

Grain District

101 LINCOLN STREET NORTHEAST

Bondurant, IA 50035

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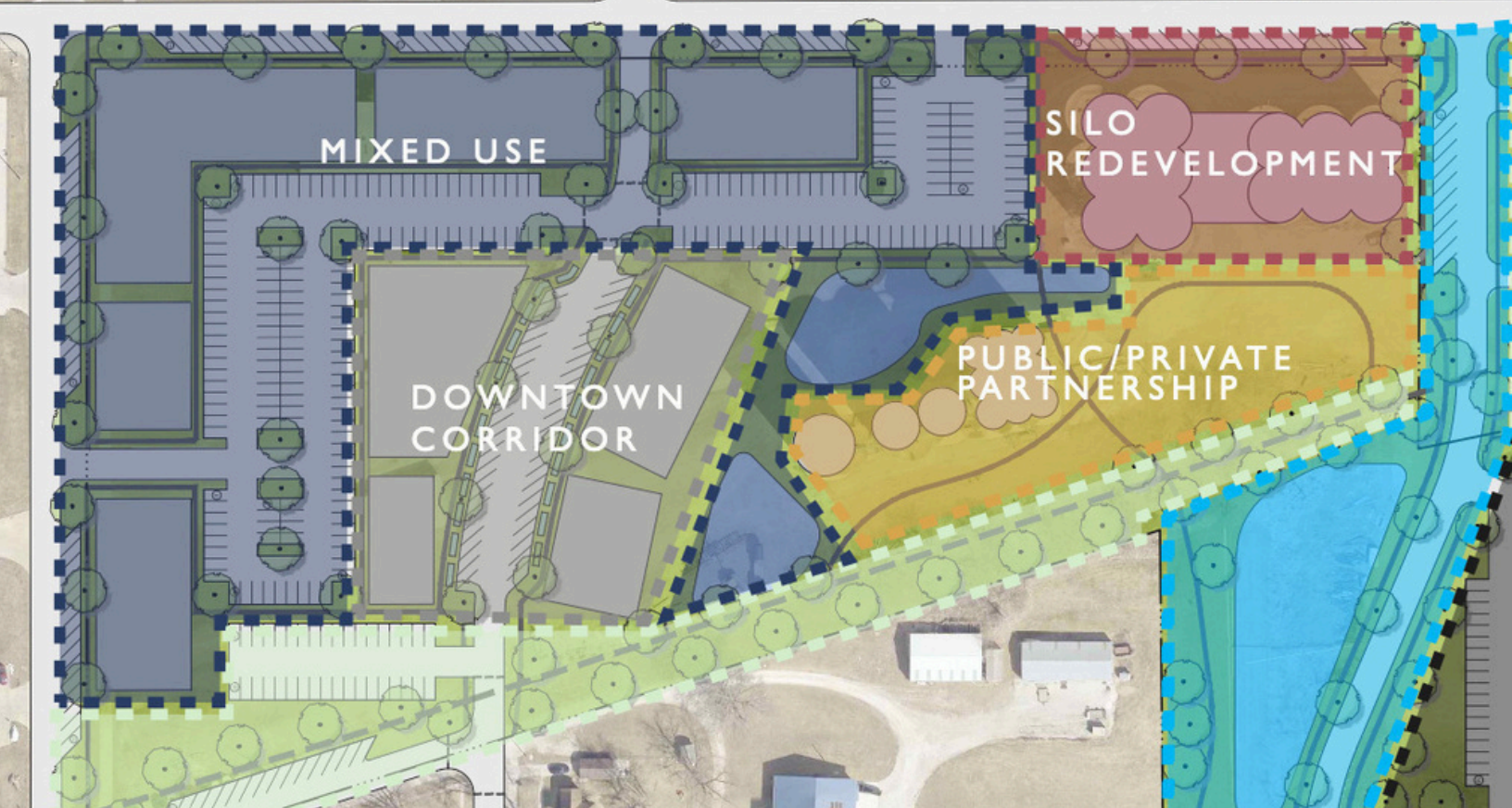
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Iowa #S72083000



PROPERTY OVERVIEW

ADDRESS

101 Lincoln Street Northeast Bondurant, IA 50035

# of Pads Available:	9
Available Sizes:	5,000 - 45,000 SF
Area Size:	8.144 Acres
Zoning:	C-4
Market:	Des Moines
Submarket:	Bondurant

INVESTMENT HIGHLIGHTS

- Strategic location 18 minutes from Des Moines Metro
- 8.144 acres with 9 individual pad sites
- Flexible sizing: 5,000 - 45,000 sq ft per pad
- C-4 zoning for retail for versatile commercial development
- Proximity to key transportation routes
- Anchored by upcoming distillery and Silo Commons development
- Close to a rapidly expanding residential base
- Build-to-suit options available
- Large developments / anchors currently developing: Robinson Inc. (Altoona) and Vermeer Production Facility - estimated 300 jobs opening up soon

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PROPERTY OVERVIEW



The Grain District offers a rare 8.144-acre commercial development opportunity at 101 Lincoln Street NE in Bondurant, Iowa. Zoned C-4, the site allows for a wide range of uses including retail, food and beverage, multifamily, and hospitality, making it well-suited for a dynamic mixed-use project.

Located just 18 minutes from the Des Moines metro with strong regional connectivity via Interstate 80 and Interstate 35, the property is positioned in one of Central Iowa's fastest-growing communities. Bondurant continues to see significant residential and commercial growth, supported by strong household incomes, a young and expanding population, pro-development leadership, and ongoing infrastructure investment.

The Grain District presents a compelling opportunity to capitalize on a high-growth market with the flexibility to deliver a destination-oriented development.

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BONDURANT: MARKET GROWTH

91% population growth since 2010 (2nd highest in Iowa)

Expected to reach 32,000 by 2050

105.5% job growth from 2010-2020

2.6M sq ft Amazon Fulfillment Center (2,700 jobs)

\$1 Billion valuation achieved in 2023

STRATEGIC LOCATION

Highway Access

I-80 & I-35 frontage |
US-65 corridor (20,000
vpd)

Airports

Des Moines International
(20 mi) | Ankeny
Regional (6 mi)

Bondurant Location

18 minutes to Des
Moines Metro | Rapid
suburban growth

Residential Base

High household income |
Young, educated
demographic

BEST USES

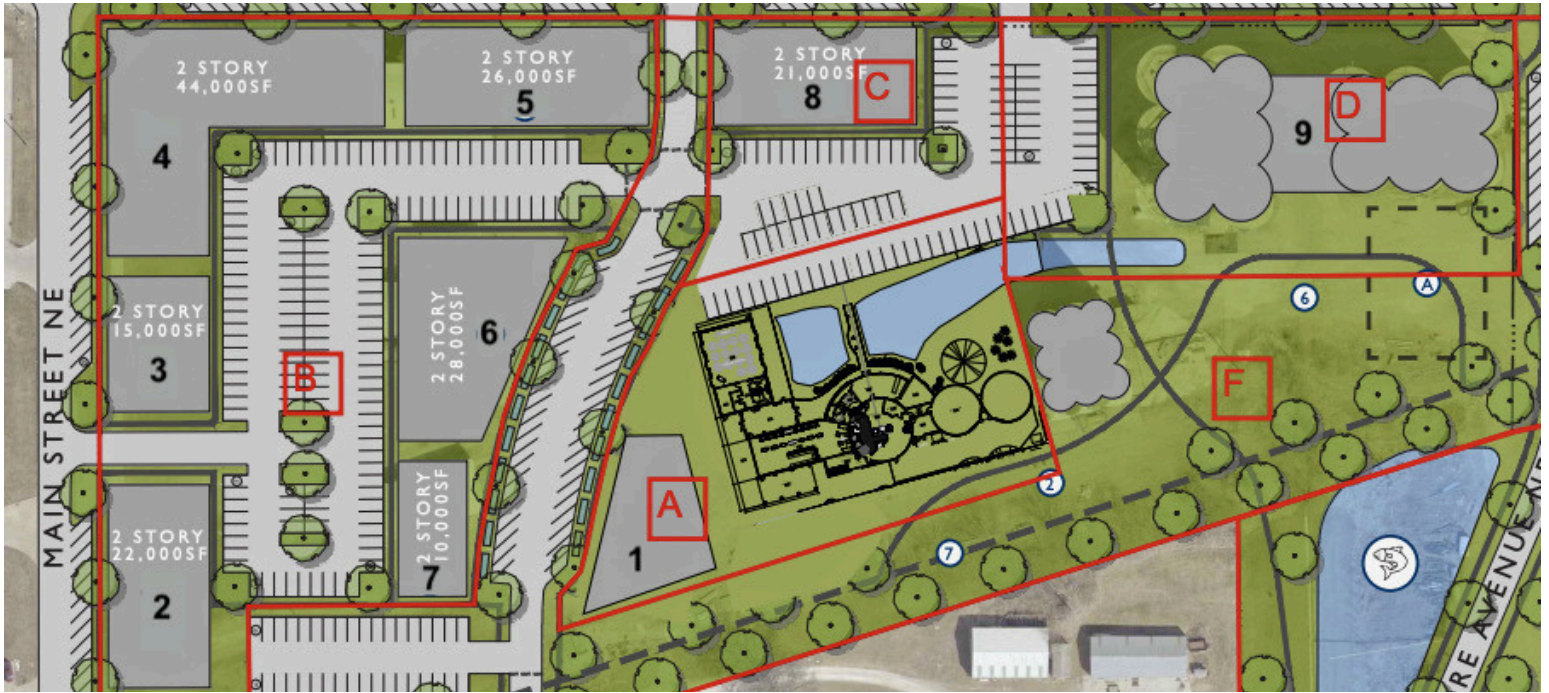
- Hotel
- Office
- Medical
- Grocery
- Retail
- Mixed use

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AVAILABLE SPACES



Pad Site 1A	10,000 - 20,000 sf	Downtown Corridor	Negotiable
Pad Site 2B	11,000 - 22,000 sf	Mixed Use	Negotiable
Pad Site 3B	7,500 - 15,000 sf	Mixed Use	Negotiable
Pad Site 4B	22,000 - 44,000 sf	Mixed Use	Negotiable
Pad Site 5B	13,000 - 26,000 sf	Mixed Use	Negotiable
Pad Site 6B	14,000 - 28,000 sf	Mixed Use	Negotiable
Pad Site 7B	5,000 - 10,000 sf	Mixed Use	Negotiable
Pad Site 8C	10,500 - 11,000 sf	Mixed Use	Negotiable
Pad Site 9D	10,000 - 30,000 sf	Silo Redevelopment	Negotiable

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GRAIN + MAIN

Connecting History With Opportunity

- The Station (adaptive reuse)
- T12 Distillery (anchor tenant)
- Venue-ready event spaces
- Retail & dining
- Office spaces
- Cultural destination
- 19,500-41,000 annual visitors
- Strong regional draw



SILO COMMONS

- 16 unique public spaces
- Arboretum trail
- Green stormwater infrastructure
- Public fishing amenity
- Expanded public parking
- Creative placemaking
- Amphitheater (900-seat capacity)
- Community gathering spaces



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ADDITIONAL PHOTOS



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Bondurant Demographic Information:

2024
Special
Census:

9,393

2020 US Census:
7,365

Bondurant
Resident
Median Age:
(2024)

31.1

Area Median
Household
Income:
(2023)

\$128,341

State of Iowa
\$70,571

Median Value of
Single-Family, Owner-
Occupied Housing Units:
(2023)

\$288,600

Bondurant-Farrar
High School
Graduation Rate:
(2024)

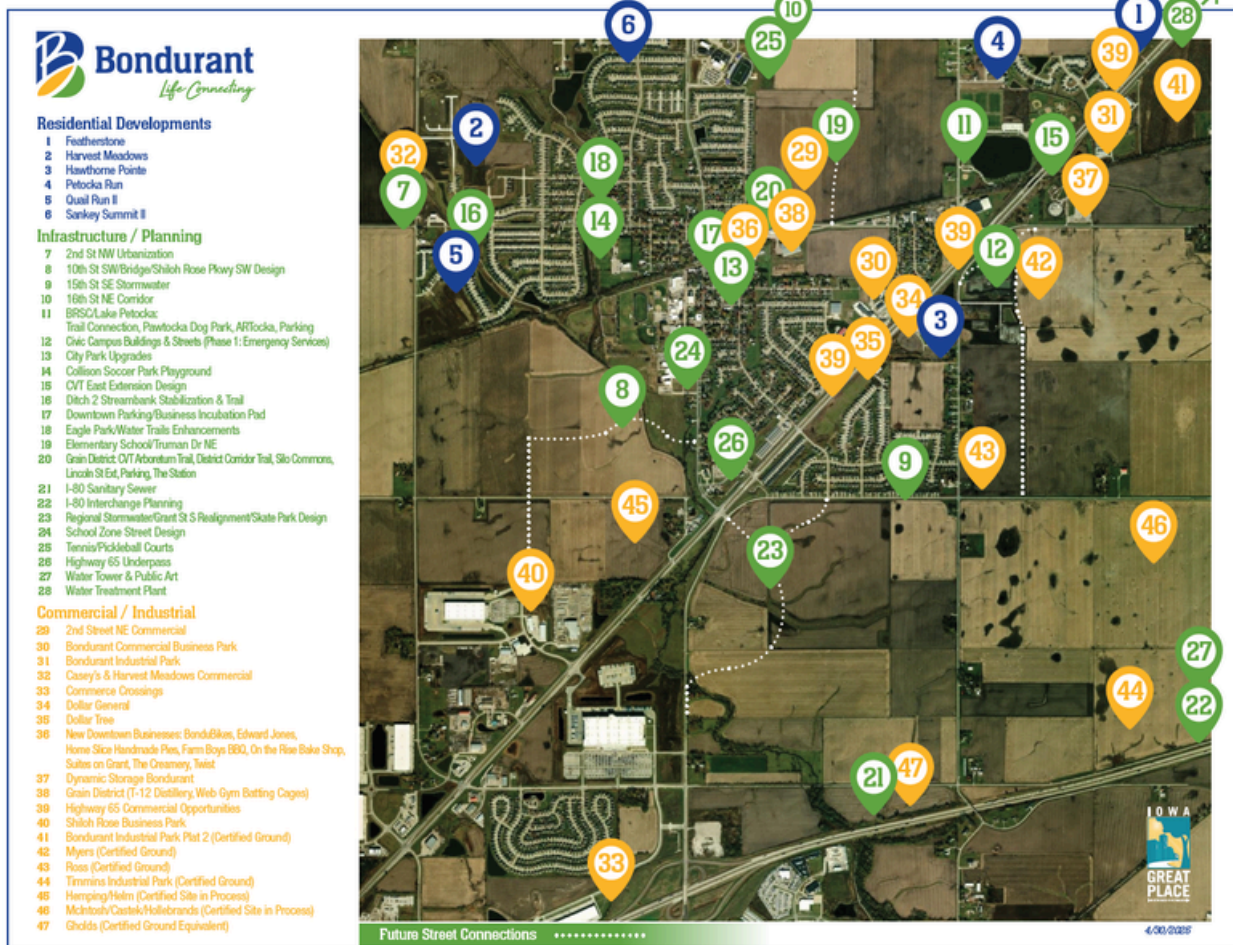
95.3%

State of Iowa
88.3%

Bachelor's
Degree
or Higher:
(2023)

53.6%

State of Iowa
30.9%

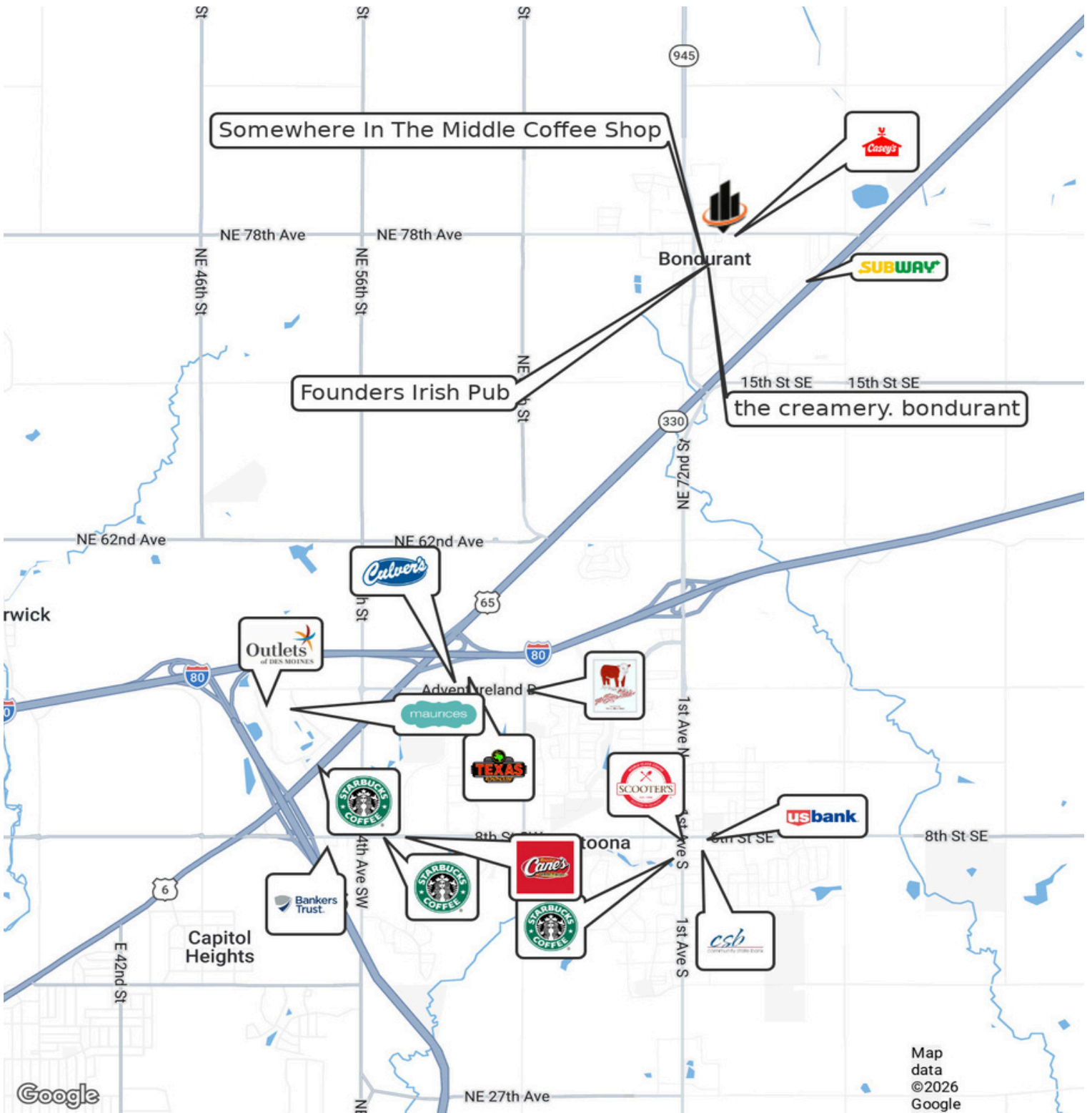


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RETAIL MAP

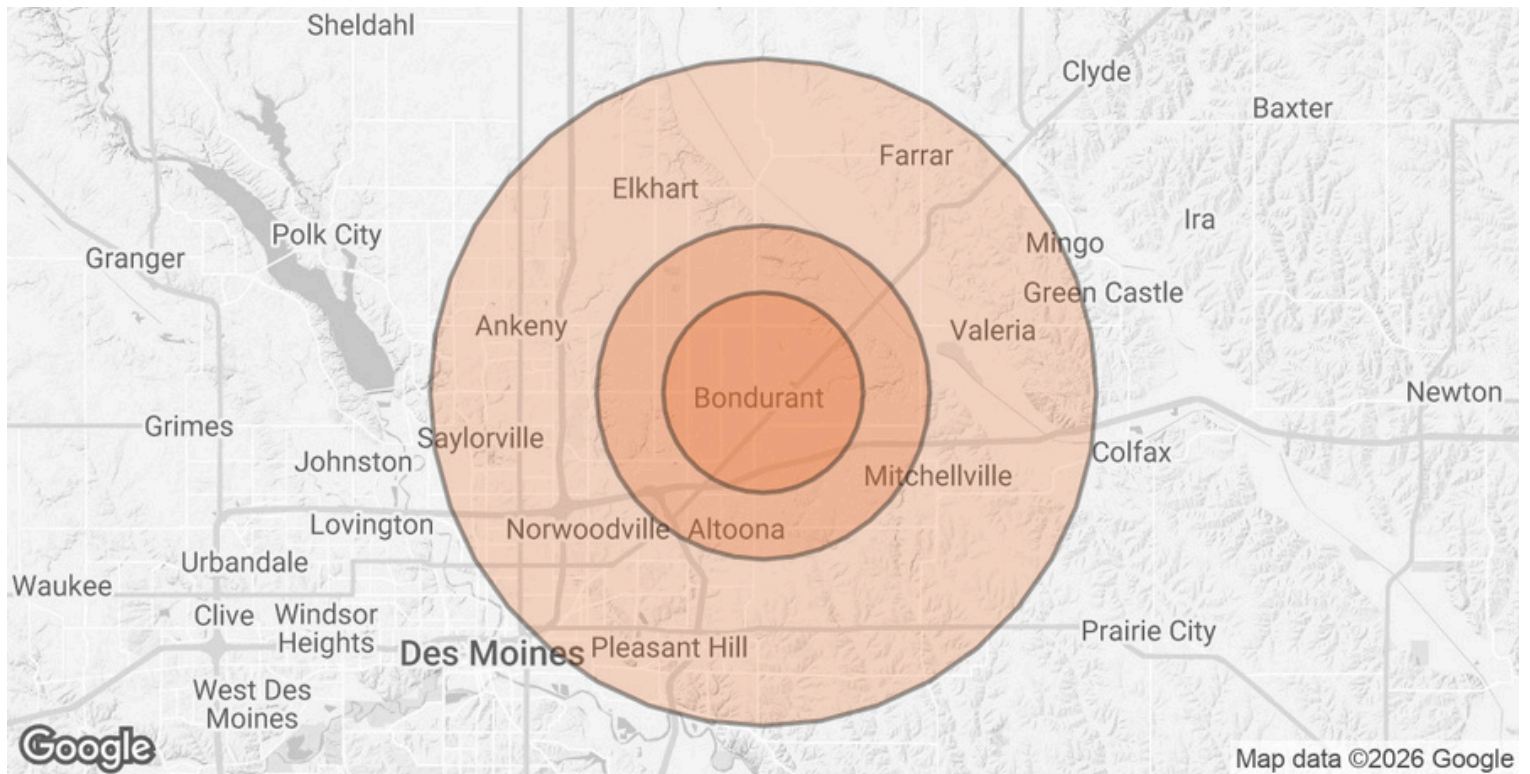


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,983	31,741	155,701
AVERAGE AGE	33	37	38
AVERAGE AGE (MALE)	33	36	37
AVERAGE AGE (FEMALE)	34	38	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,262	11,609	59,613
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$133,327	\$117,576	\$106,469
AVERAGE HOUSE VALUE	\$342,126	\$328,028	\$292,812

Demographics data derived from AlphaMap

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