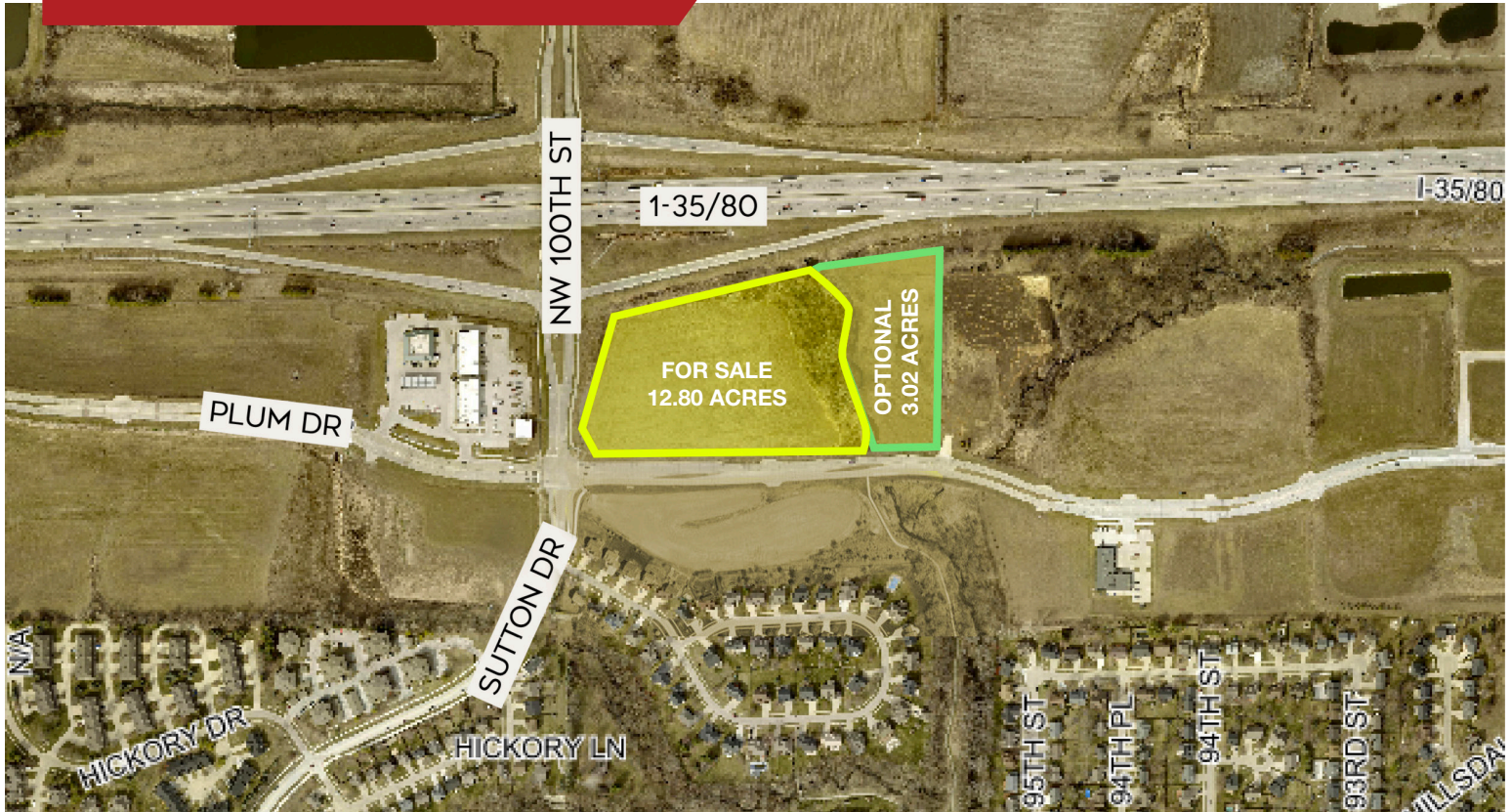




FOR SALE

NW 100TH AND PLUM DRIVE
Plum Drive, Urbandale, IA 50322



OFFERING SUMMARY

Sale Price: \$2,790,000
Lot Size: 12.80 Acres M/L
Price / Sqft: \$5.00
Price / Acre: \$217,785
Zoning: PUD

PROPERTY OVERVIEW

Great Urbandale location adjacent to I-35/80 at 100th Street

PROPERTY HIGHLIGHTS

- Seller has hired an Engineering firm for Site analysis and Buyer review.
- I-80 interchange complete with access provided for on-off traffic both directions.
- PUD zoning modified Summer of 2022 with additional commercial added. All previously allowed commercial uses included.
- Utilities to property line
- Johnston School District
- Additional 3.02 acres available east of subject property.

CRAIG KING

515-314-6904

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FOR SALE

NW 100TH AND PLUM DRIVE
Plum Drive, Urbandale, IA 50322



ILLUSTRATIVE RENDERING INITIAL BUILD-2

VIEW LOOKING WEST



I-35/ I-80/ Iowa 141 Interchange Study

Interchange Justification Report and Environmental Assessment

Polk County, IA

PUBLIC HEARING



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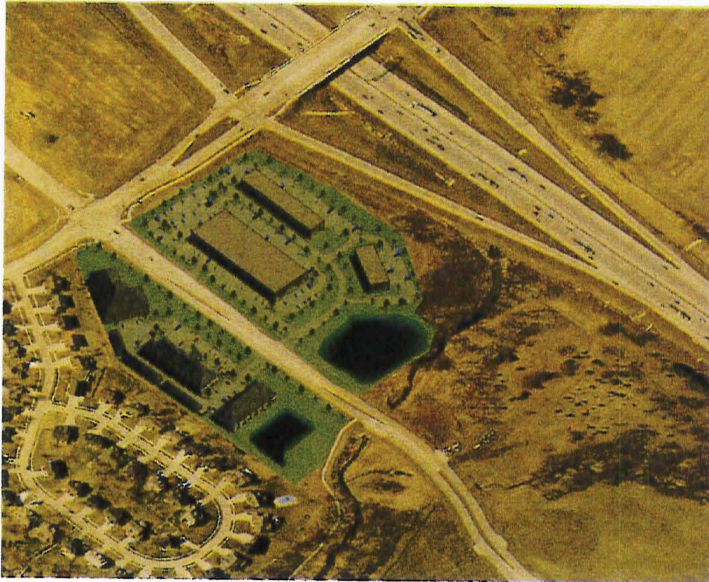
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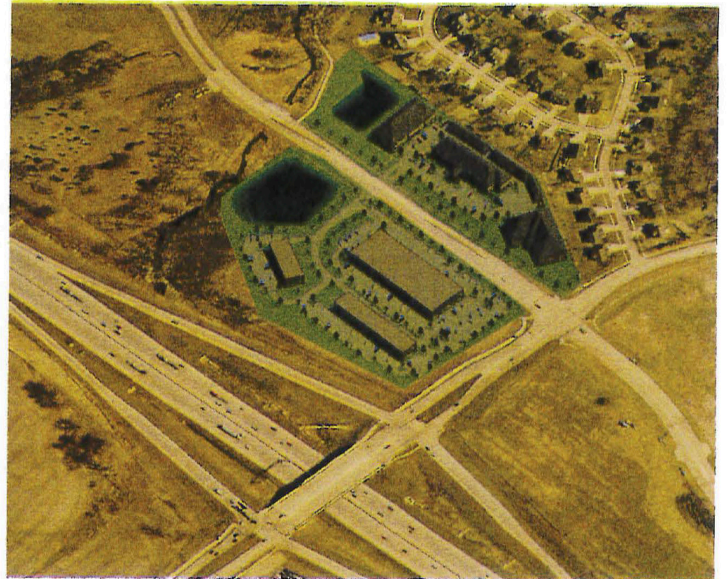


FOR SALE

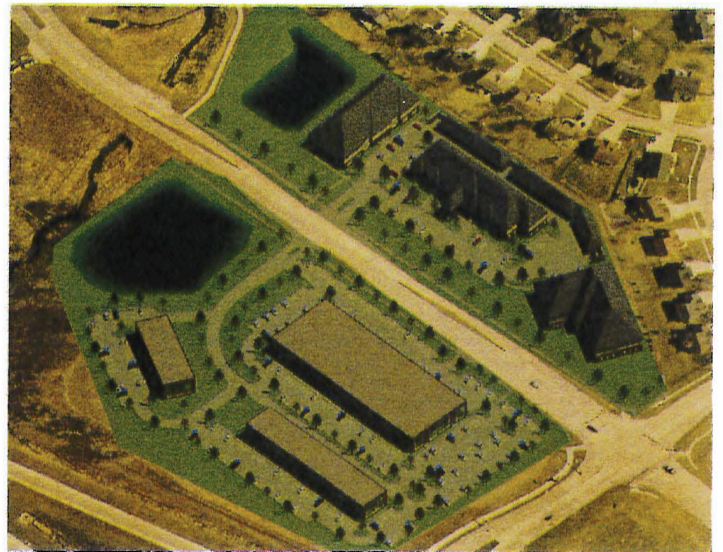
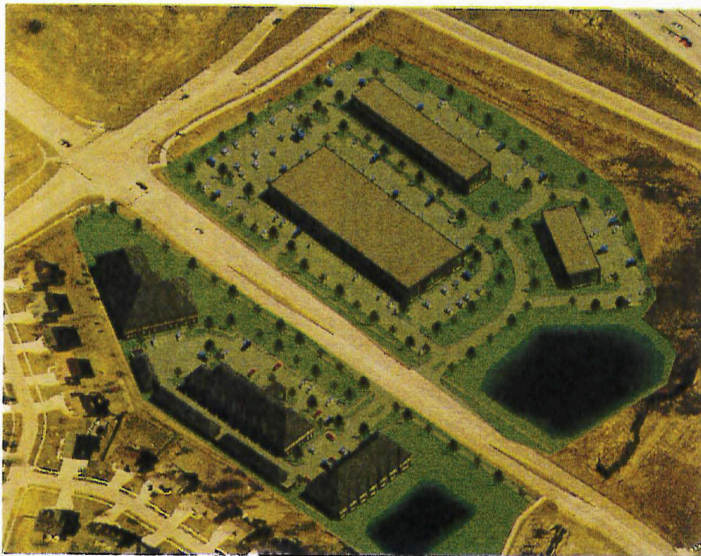
NW 100TH AND PLUM DRIVE
Plum Drive, Urbandale, IA 50322



SOUTHEAST ISOMETRIC VIEW



NORTHWEST ISOMETRIC VIEW



NW 100TH & PLUM DRIVE
DEVELOPMENT CONCEPT PERSPECTIVES
JULY 20, 2022



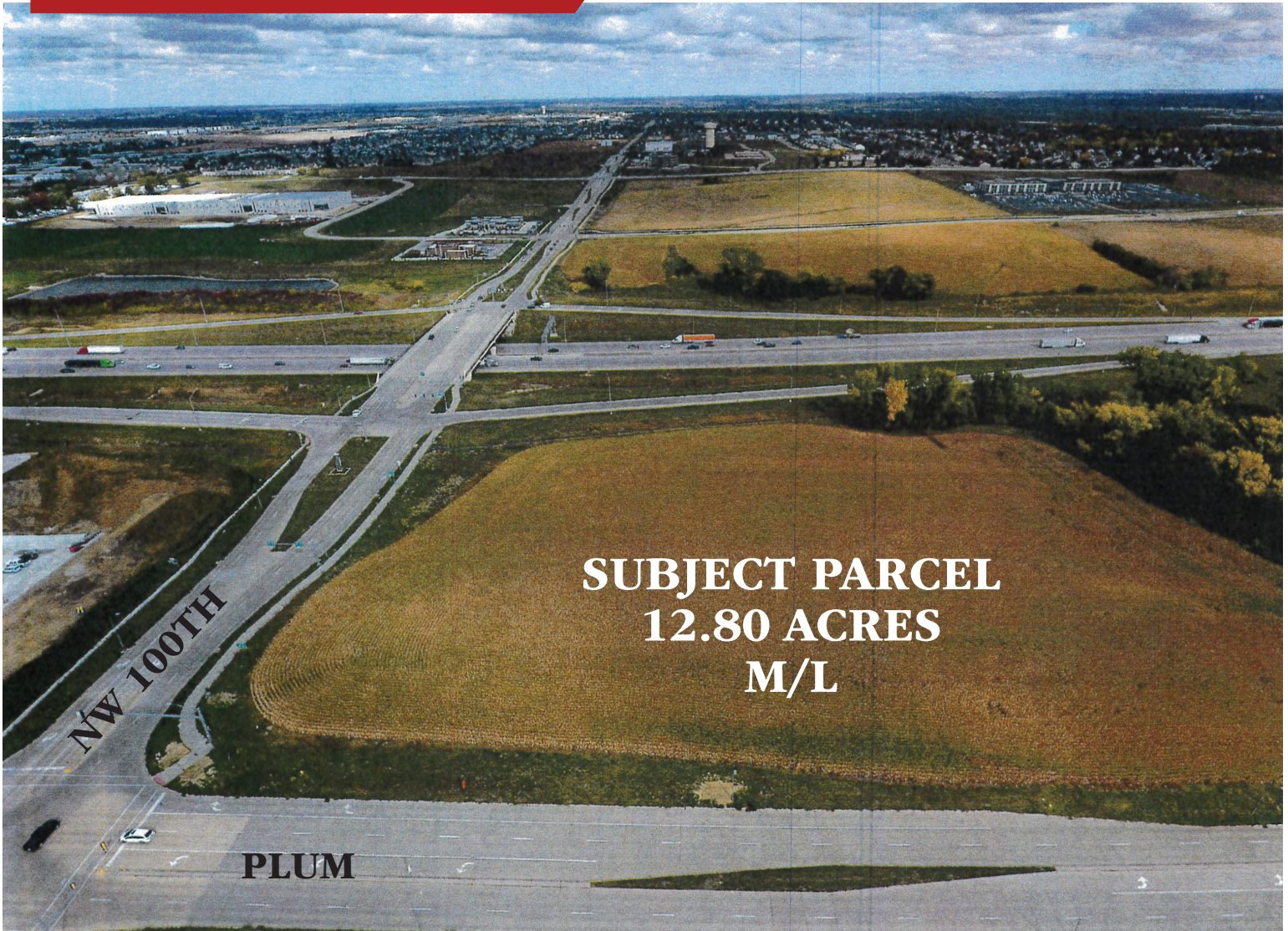
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FOR SALE

NW 100TH AND PLUM DRIVE
Plum Drive, Urbandale, IA 50322



SUBJECT PARCEL
12.80 ACRES
M/L

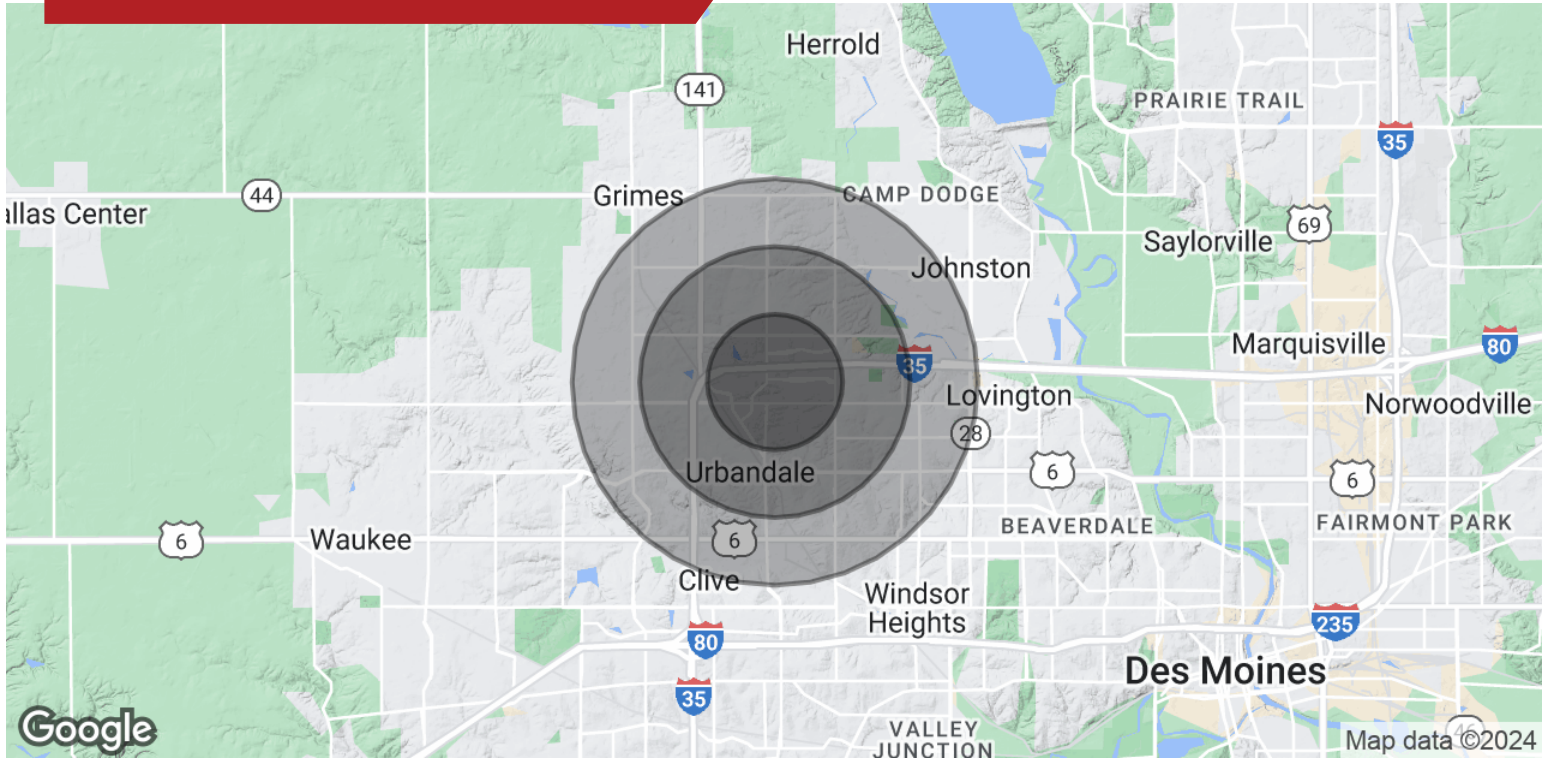
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FOR SALE

NW 100TH AND PLUM DRIVE
Plum Drive, Urbandale, IA 50322



POPULATION

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 7,744 | 28,262 | 61,580 |
| Average Age | 43.4 | 41.9 | 39.5 |
| Average Age (Male) | 40.3 | 39.5 | 37.8 |
| Average Age (Female) | 47.2 | 44.7 | 41.5 |

1 MILE

2 MILES

3 MILES

HOUSEHOLDS & INCOME

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,014 | 11,471 | 25,504 |
| # of Persons per HH | 2.6 | 2.5 | 2.4 |
| Average HH Income | \$116,034 | \$102,899 | \$95,512 |
| Average House Value | \$242,569 | \$231,634 | \$226,426 |

1 MILE

2 MILES

3 MILES

**Demographic data derived from 2020 ACS - US Census*

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