

SALE / LEASE

Grain District

101 LINCOLN STREET NORTHEAST

Bondurant, IA 50035

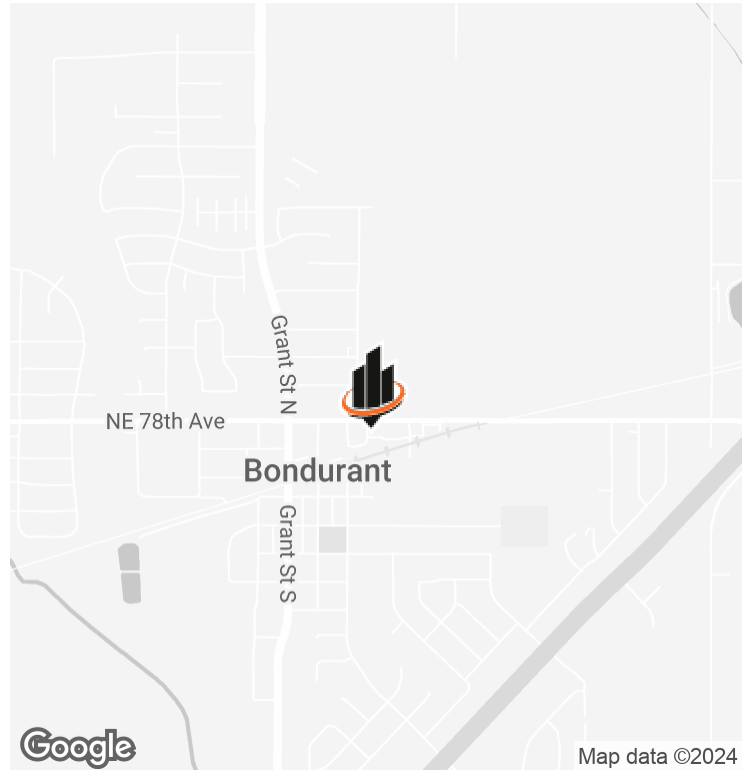
PRESENTED BY:

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T12
DISTILLERY

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable
LEASE RATE:	Negotiable
BUILD TO SUIT:	Available
# OF PAD SITES:	9
AVAILABLE SIZES:	5,000 - 45,000 sf
AREA SIZE:	8.144 Acres
ZONING:	C-4
MARKET:	Des Moines
SUBMARKET:	Bondurant

PROPERTY HIGHLIGHTS

- Zoned C-4 for versatile commercial development
- Strategic location in the thriving Bondurant area
- Proximity to key transportation routes
- Ideal for retail and food & beverage ventures
- Potential for medical office and traditional office spaces
- Positioned to capitalize on area's rapid growth
- Close to a rapidly expanding residential base

HIGHEST & BEST USES

- Hotel
- Office
- Retail
- Medical
- Grocery
- Mixed Use

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ABOUT BONDURANT



BONDURANT

Unlock Your Vision: Prime Commercial Property Available in Bondurant, IA!

Are you ready to transform your business aspirations into reality? We present to you a remarkable opportunity: 8.144 acres of prime commercial property with versatile C-4 zoning, perfect for a multitude of uses ranging from retail and food and beverage establishments to multifamily housing and hospitality services. Ideal Location: Just 18 minutes from the Des Moines Metro, this property enjoys unparalleled accessibility in a rapidly growing market. Nestled next to an exciting new distillery project, this location is a magnet for visitors and a boom for local commerce. Your business could be part of this vibrant community on the rise!

Why Choose Bondurant?

Emerging Community: Bondurant masterfully blends small-town charm with all the modern conveniences, making it a sought-after destination for residents and businesses alike.

Strategic Connectivity: Benefit from easy access to major highways, ensuring seamless connectivity for customers and suppliers.

Growing Demand: The increasing population and enthusiasm for local businesses make this the ideal time to invest in a space that's ripe for development.

Endless Possibilities: Envision an innovative commercial development, a bustling retail space, or a welcoming residential community. With the surrounding growth and heightened interest, this land is ready for your creative vision to flourish.

Seize the Opportunity: This is more than just a parcel of land, it's a gateway to the future. Don't let this unique chance slip through your fingers!

Thriving Community: Experience the warmth of a close-knit community that welcomes you with open arms. Enjoy family friendly events throughout the year, from our lively summer festivals to heartwarming winter celebrations. Bondurant fosters connections, making it the perfect place to call home.

Embrace Nature: Adventure awaits right in your backyard! With stunning parks, scenic trails, and vast green spaces, Bondurant is a paradise for outdoor enthusiasts. Whether you fancy hiking, biking, or picnicking, our beautiful landscapes are the ideal backdrop for creating lasting memories.

Top-Notch Education: Educating our youth is a priority in Bondurant. With award-winning schools and dedicated educators, your children will thrive in an environment that values learning and personal growth. Invest in their future today!

Economic Opportunities: Bondurant is experiencing rapid growth, with an expanding business network and a commitment to nurturing local entrepreneurship. Join a flourishing economy where innovation meets tradition, and find new opportunities for your career or business ventures.

Convenient Location: Just a quick drive from Des Moines, Bondurant offers easy access to the urban conveniences of the city while maintaining the peace of a suburban lifestyle. Enjoy a short commute and the best of both worlds, with local shops, restaurants, and entertainment right at your fingertips.

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AVAILABLE PAD SITES



STATUS	PLAT	BUILDING	FOOTPRINT SIZE	USE	PRICE
Available	A	1	10,000 - 20,000 sf	Downtown Corridor	Negotiable
Available	B	2	11,000 - 22,000 sf	Mixed Use	Negotiable
Available	B	3	7,500 - 15,000 sf	Mixed Use	Negotiable
Available	B	4	22,000 - 44,000 sf	Mixed Use	Negotiable
Available	B	5	13,000 - 26,000 sf	Mixed Use	Negotiable
Available	B	6	14,000 - 28,000 sf	Mixed Use	Negotiable
Available	B	7	5,000 - 10,000 sf	Mixed Use	Negotiable
Available	C	8	10,500 - 11,000 sf	Mixed Use	Negotiable
Available	D	9	10,000 - 30,000 sf	Silo Redevelopment	Negotiable

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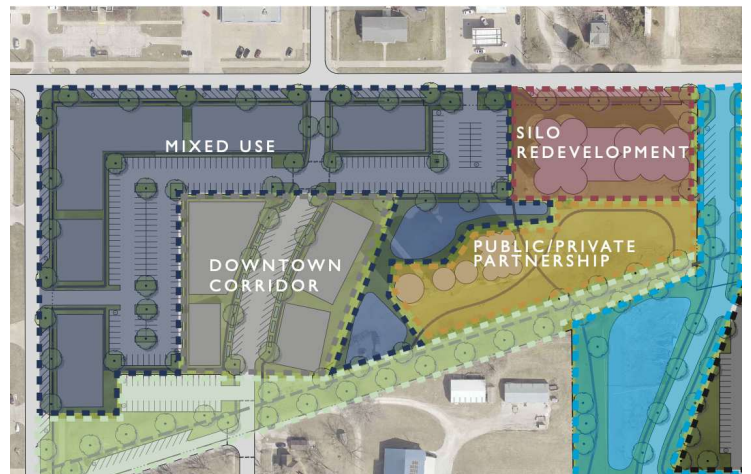
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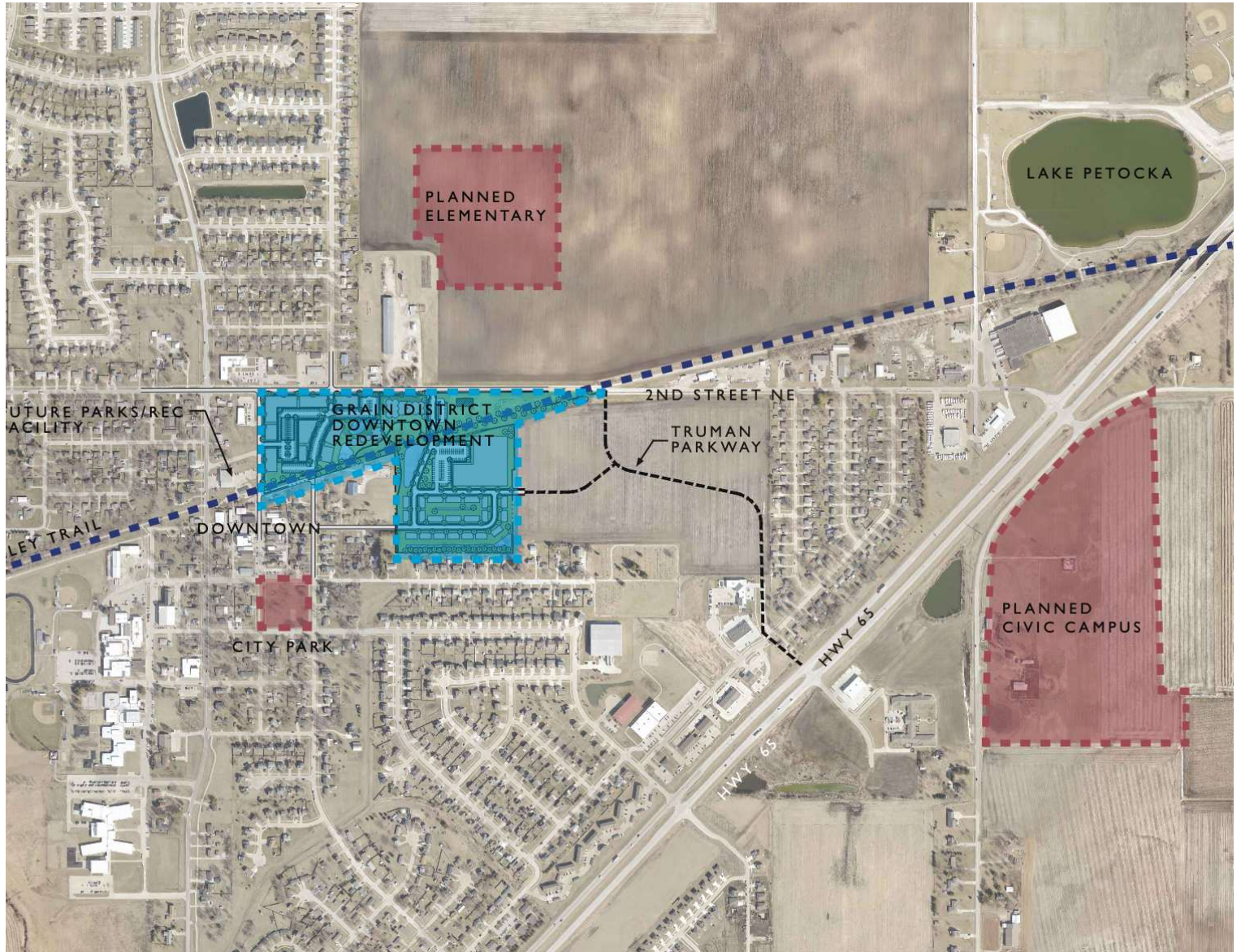
ADDITIONAL PHOTOS



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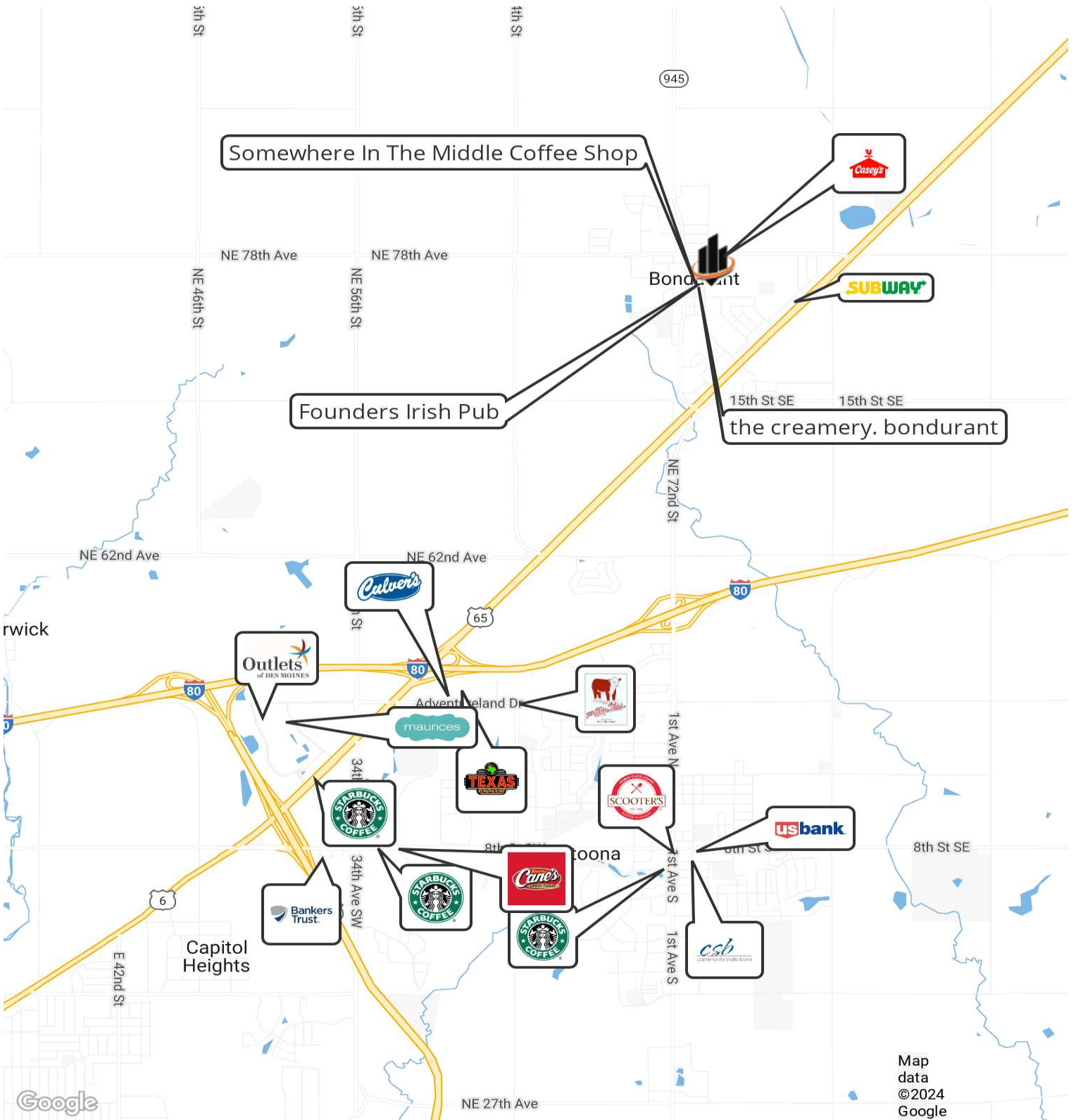
FUTURE DEVELOPMENT



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GRAIN DISTRICT RETAIL MAP



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