

HURD

HURD DEVELOPMENT

VETERANS BUSINESS PARK

VETERANS PARKWAY & HWY 5 | WEST DES MOINES, IA 50265

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EXECUTIVE SUMMARY

VETERANS BUSINESS PARK



PROPERTY SUMMARY

Availability:	Build-To-Suit or For Sale
Total Development Size:	116.81 Acres
Utilities:	Water, Power, Gas, Sewer
Zoning Classes:	Business Park (BP), Professional Commerce Park (PCP), Community Commercial District (CMC), Warehouse Retail District (WR), Single Family & Medium Density Residential (RS & RM)
Market:	Central Iowa/Des Moines
Sub Market:	West Des Moines
Cross Streets:	Highway 5 & Veterans Parkway

PROPERTY OVERVIEW

Veterans Business Park is located at the interchange of Highway 5 and Veterans Parkway in West Des Moines, IA.

Zoning includes Business Park (BP), Community Commercial (CMC), Professional Commerce Park (PCP), Warehouse Retail (WR), Medium Density Residential (RM) and Single Family Residential (RS).

The property is being offered for sale or build-to-suit. The parcels can be split to accommodate users of all sizes.

All of the utilities are available at Veterans Business Park.

LOCATION OVERVIEW

Veterans Business Park is located in a very strategic location between I-35 and the Des Moines International Airport. The development benefits from being directly off of the Veterans Parkway interchange. Veterans Parkway runs into Highway 28 (63rd Street) to the north and loops to I-35 to the south.

The SW Connector now runs south via Veteran's Parkway to the northern edge of Cumming before veering west towards Maffitt Lake Reservoir and then heading north over the Raccoon River hooking in with Grand Prairie Parkway and ending at I-80.

Veterans Business Park is located next to Microsoft's \$1.1 billion data center called Project Alluvion. It's a four-phase project that sits on 154 acres and is directly east of the development site. Microsoft bought an additional 146 acres south of Highway 5 for another datacenter project called Ginger East.

Ten-minute drive time to the west mix-master (I-80/35 and I-235), 20-minute drive to east mix-master (I-80/35 and I-235), and ten minutes from Downtown Des Moines.

The utilities in the area allow for Data Center development.

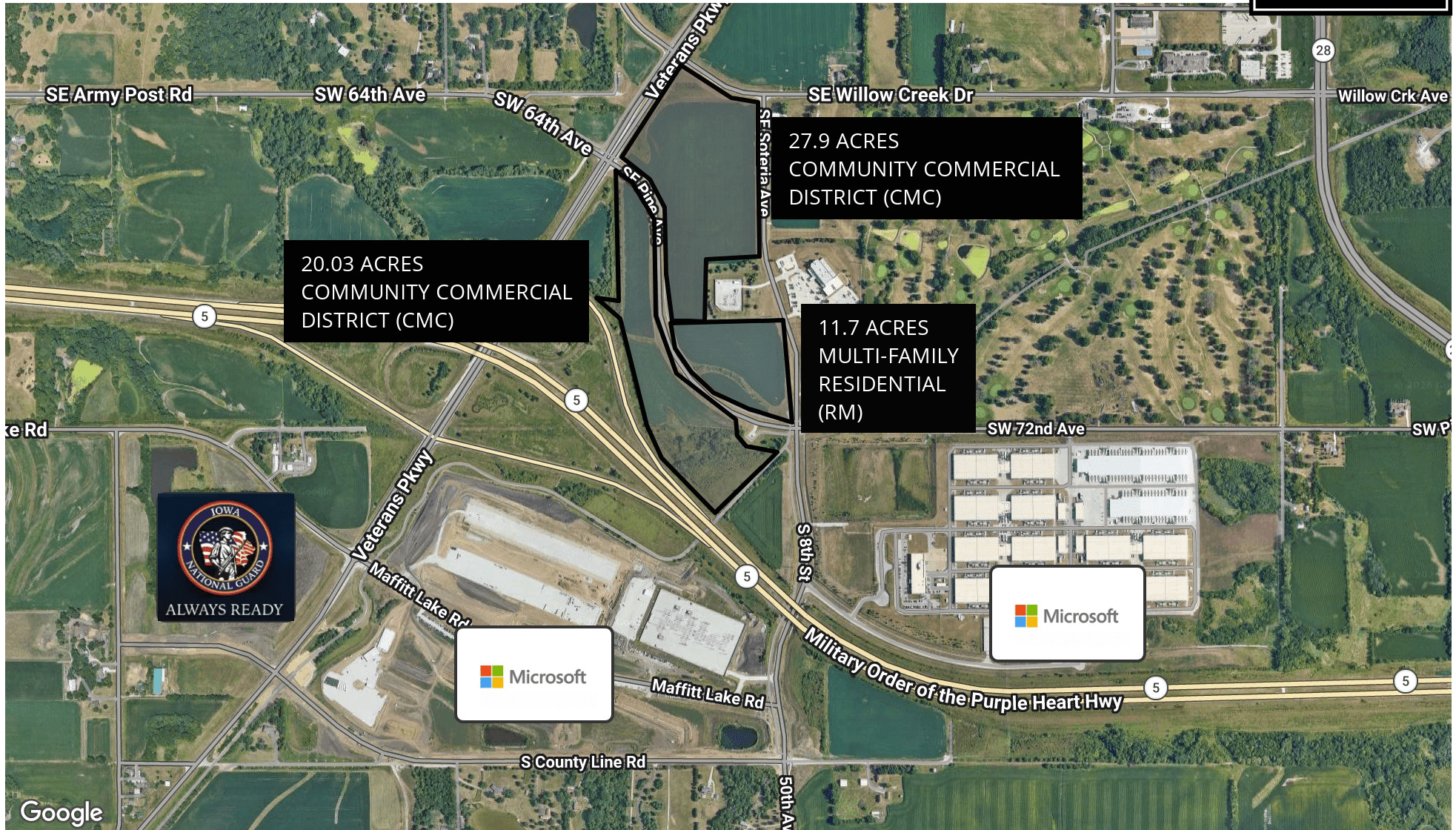
The close proximity to all of Des Moines makes Veterans Business Park a great retail fulfillment center location.

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PARCELS SOUTH OF WILLOW CREEK DRIVE VETERANS BUSINESS PARK

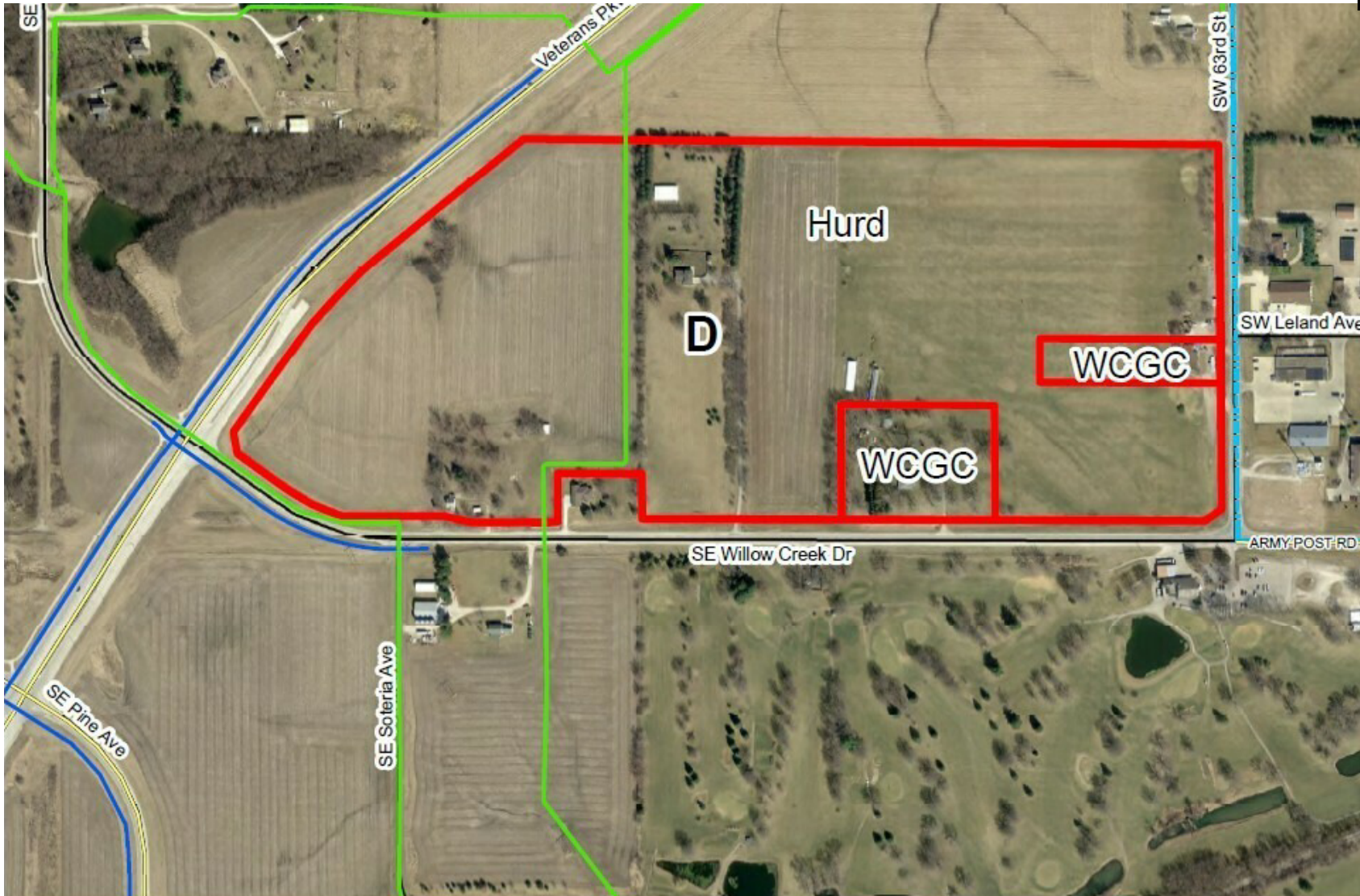


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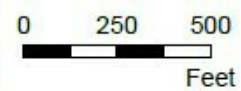
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UTILITY MAP VETERANS BUSINESS PARK



Coordinates:
41.528443
-93.708686

- Legend**
- Potential Parcel Boundary
 - Corporate Limit
 - Interstates/ Freeways
 - Major Roads
 - Streets
 - Sewer
 - Water
 - Pressurized



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AREA MAP VETERANS BUSINESS PARK



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DEMOGRAPHICS MAP & REPORT

VETERANS BUSINESS PARK



POPULATION

	3 MILES	7 MILES	10 MILES
Total Population	10,766	204,954	371,674
Average Age	43.4	37.6	37.3
Average Age (Male)	42.4	37.3	36.5
Average Age (Female)	44.0	38.2	38.0

HOUSEHOLDS & INCOME

	3 MILES	7 MILES	10 MILES
Total Households	4,701	92,054	155,932
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$128,534	\$103,331	\$105,077
Average House Value	\$314,543	\$272,602	\$275,827

2023 American Community Survey (ACS)

