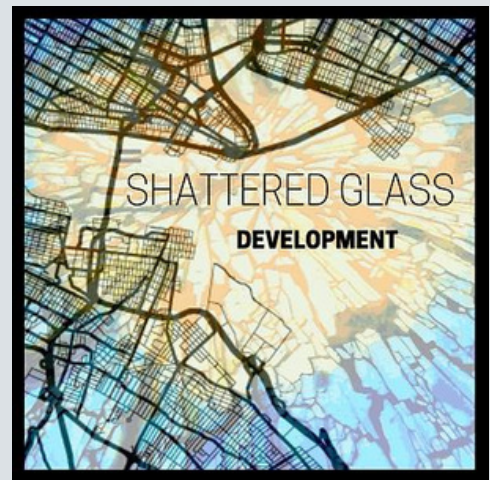


# MIXED USE

# DEVELOPMENT LAND

88TH ST & ASHWORTH RD, WEST DES MOINES



**Jackie Johansen**  
Owner/Broker  
(515) 277-0042

## About the property:

This project is a unique opportunity for a 16.91-acre development at the crossroads near Interstate 80 and Ashworth Road in West Des Moines, Iowa. This site boasts:

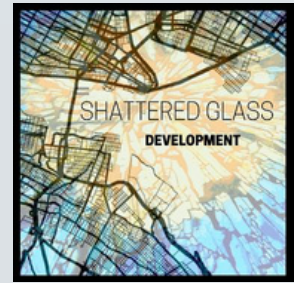
- 612 High density multi-family units underway to the north of the site
- Senior living under construction at the northwest corner of the site
- High density multi-family planned to the south of the site
- Luxury high density multi-family with a Ruth Chris Steakhouse and retail under construction east of the site at Jordan Creek Parkway
- Live Nation - Vibrant Music Hall to the west. Explosive growth!

**\$5-\$10 / SQFT**

\*\*Varies based on # of acres and use

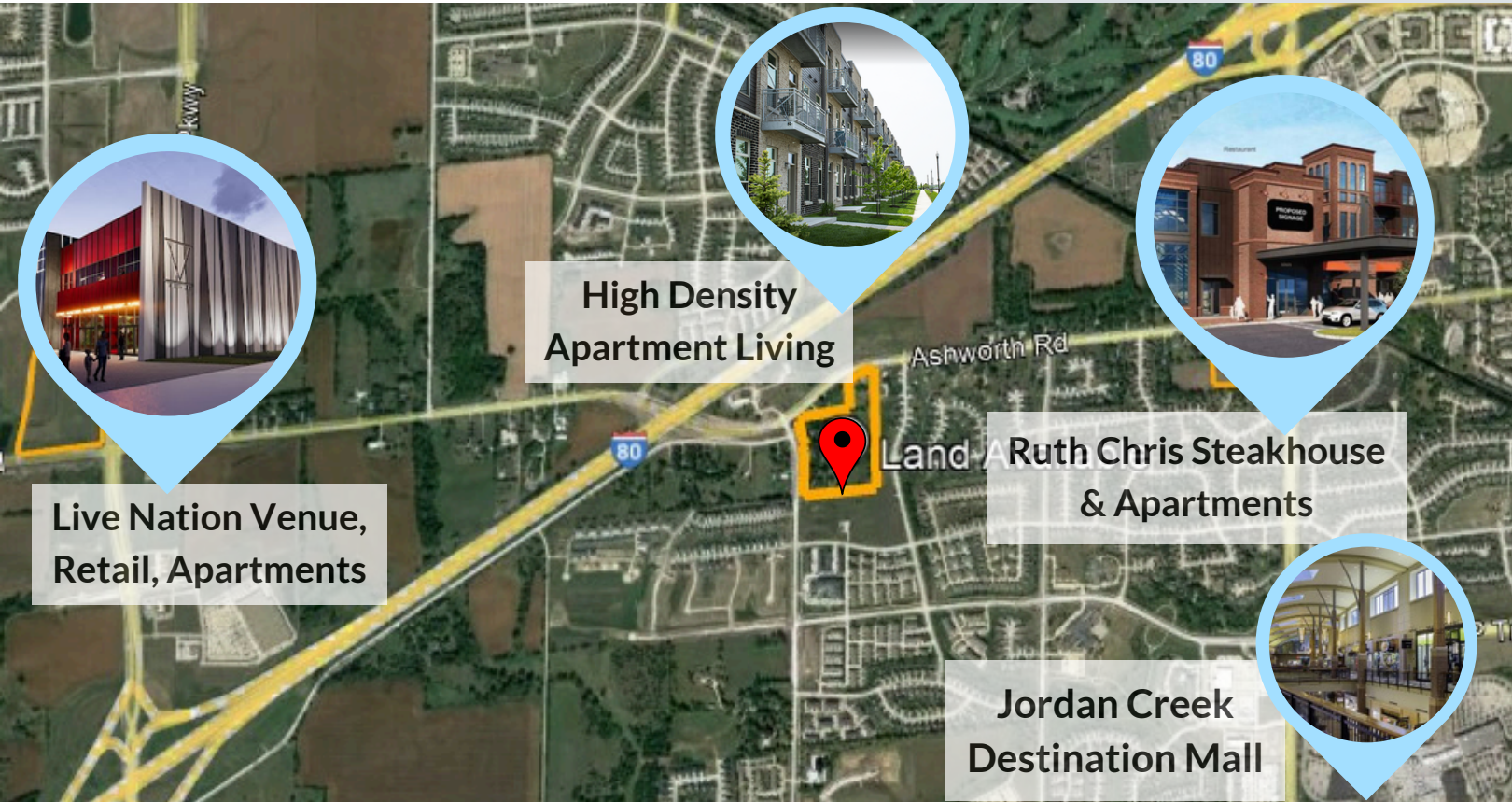


**FOR SALE**



# HIGH TRAFFIC CORRIDOR

## 88TH ST & ASHWORTH RD, WEST DES MOINES



**Live Nation Venue,  
Retail, Apartments**

**High Density  
Apartment Living**

**Ruth Chris Steakhouse  
& Apartments**

**Jordan Creek  
Destination Mall**

### Ruth Chris Steakhouse

**New Development Coming late 2022**

*A commercial and multifamily residential development called Village on Jordan Creek is under construction at Ashworth Rd and Jordan Creek Pkwy*

- 199 high-end multifamily units planned
- Construction underway, restaurant OPEN
- The development on 9.5 acres

### Live Nation Venue

**New Development Coming late 2023**

*Live Nation Entertainment has signed an agreement to anchor the Venue, the centerpiece of the KeeTown Loop development in Waukee.*

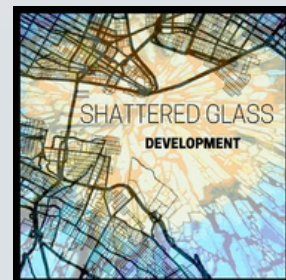
- Venue will hold up to 3,500 people
- Construction complete
- Expected to annually bring over 100 shows

### High Density Apartment Living

**612 planned units coming Fall 2023**

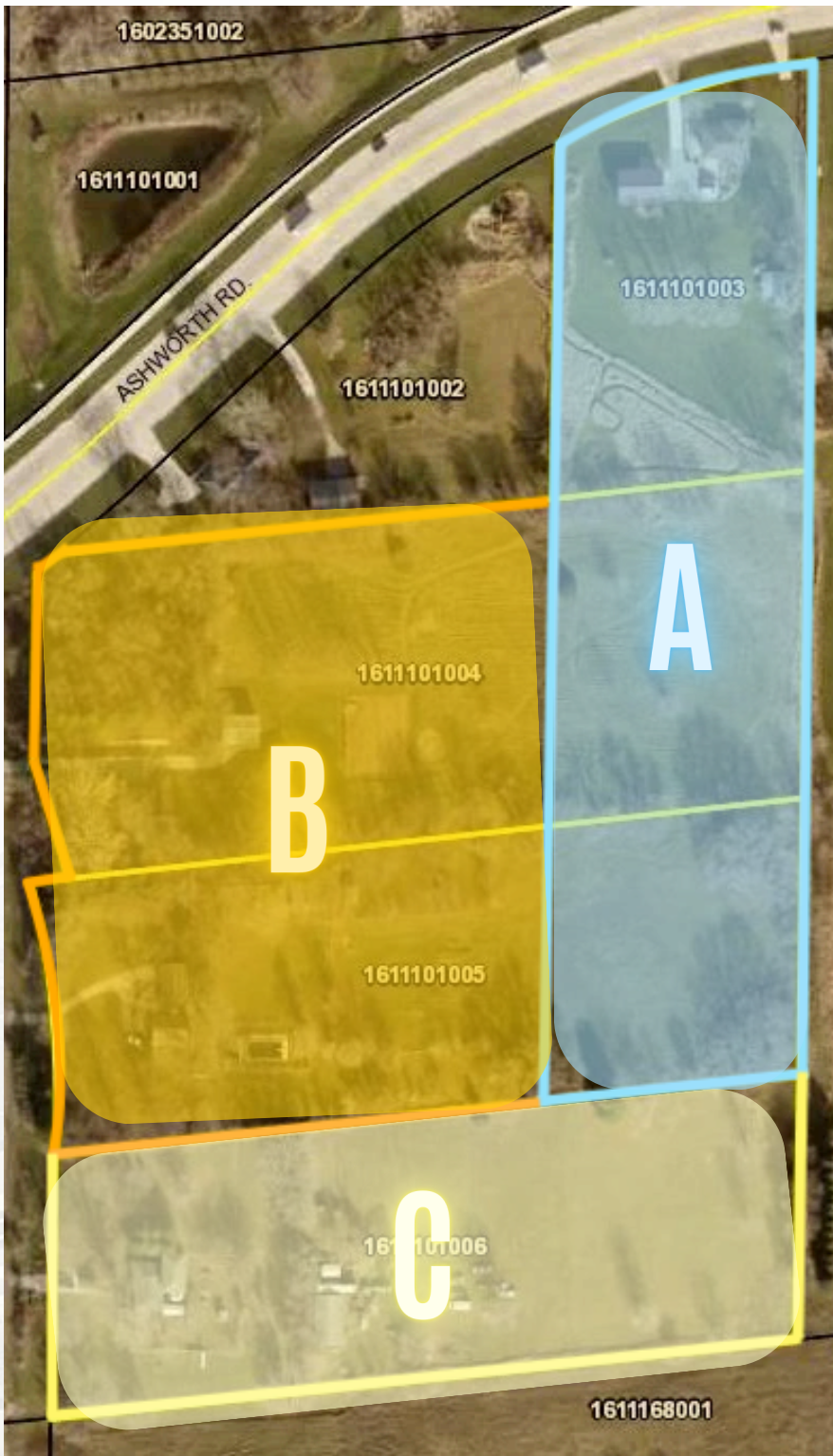
### Jordan Creek Destination Mall

**Destination Mall and Town Center**



# ENVISIONED USES BY PARCEL

## 88TH ST & ASHWORTH RD, WEST DES MOINES



### SECTION 'A' USES

- Daycare
- Office
- Townhomes/Row Homes
- Self Storage
- Medium Density Housing
- Other uses allowed

### SECTION 'B' USES

- Convenience Store
- Retail / Commercial
- Restaurant
- Grocery Store - Pharmacy
- Car wash
- Other uses allowed

### SECTION 'C' USES

- Medium Density Housing
- Self Storage
- Senior Living
- Rezoning Required
- Other uses allowed



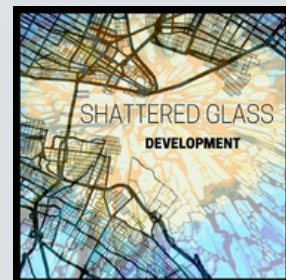
Click here to view all allowed uses

[WWW.CODELIBRARY.AMLEGAL.COM](http://WWW.CODELIBRARY.AMLEGAL.COM)

SHATTERED GLASS DEVELOPMENT

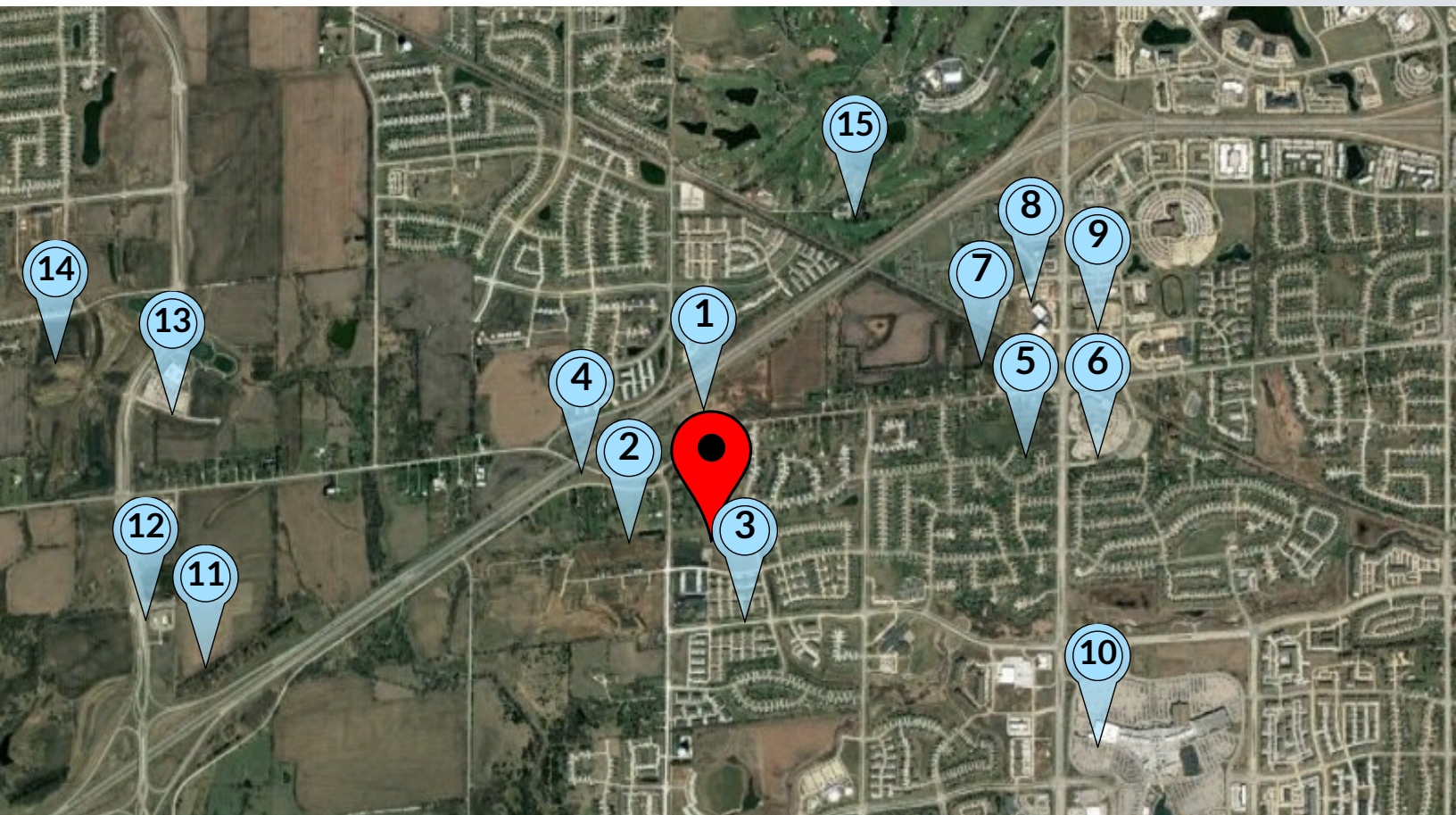
JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM

LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA



# AERIAL MAP

## 88TH ST & ASHWORTH RD, WEST DES MOINES



### Nearby Developments:

- 1. 612 Multi-Family Apartments Coming 2023
- 2. Medium Density Housing New in 2022
- 3. High Density Multi-Family
- 4. Completed Ashworth Overpass
- 5. Luxury Apartment Development
- 6. Lutheran Church of Hope
- 7. Office Complexes
- 8. Class A Office Park
- 9. Class A and Class B Office Parks
- 10. Jordan Creek Town Center
- 11. New Fleet Farm and Gas Station
- 12. Sleep Inn Hotel
- 13. Corporate Campus for Holmes Murphy
- 14. Medical and Class A Office Campus
- 15. Des Moines Golf and Country Club

**SHATTERED GLASS DEVELOPMENT**

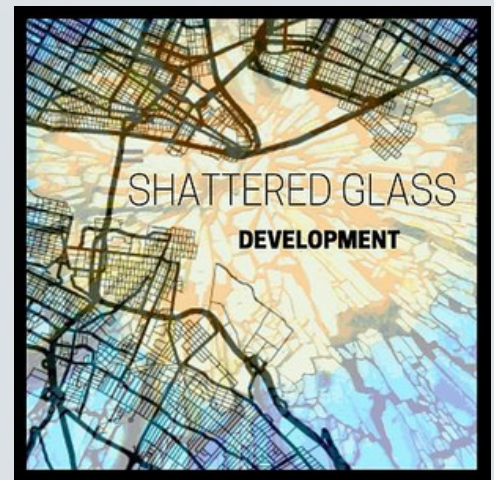
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# MIXED USE DEVELOPMENT LAND

88TH ST & ASHWORTH RD, WEST DES MOINES

## Employers in the area:

- R&R Realty Group
- Skin Iowa, PC
- Bank of the West
- Bank of America
- Aureon
- Aerotek
- Iowa Total Care
- Lamson Dugan & Murray Law Firm
- Morgan Stanley Financial
- Wells Fargo
- Hope Law Firm
- United Healthcare
- Syngenta Crop Protection
- Federal Reserve Bank
- Iowa Credit Union League
- West Des Moines Marriott
- Fairfield Inn & Suites
- Country Club Kinder Care



SHATTERED GLASS DEVELOPMENT is a Commercial Real Estate firm with a full range of services specializing in Equity Attraction, Site Selection, Brokerage, Development, and more, with a unique approach and a win-win methodology. Women owned and managed, Shattered Glass Development has been breaking the glass ceiling in commercial real estate industry, reshaping it to a more diverse and inclusive environment.



**Jackie Johansen**  
Owner/Broker  
(515) 277-0042



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