

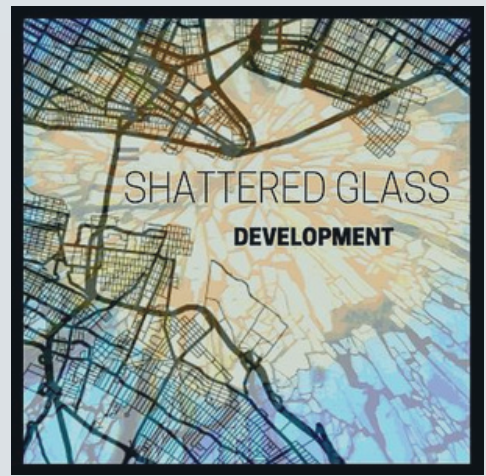
MIXED USE DEVELOPMENT LAND

88TH ST & ASHWORTH RD, WEST DES MOINES

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!



Jackie Johansen
Owner/Broker
(515) 277-0042

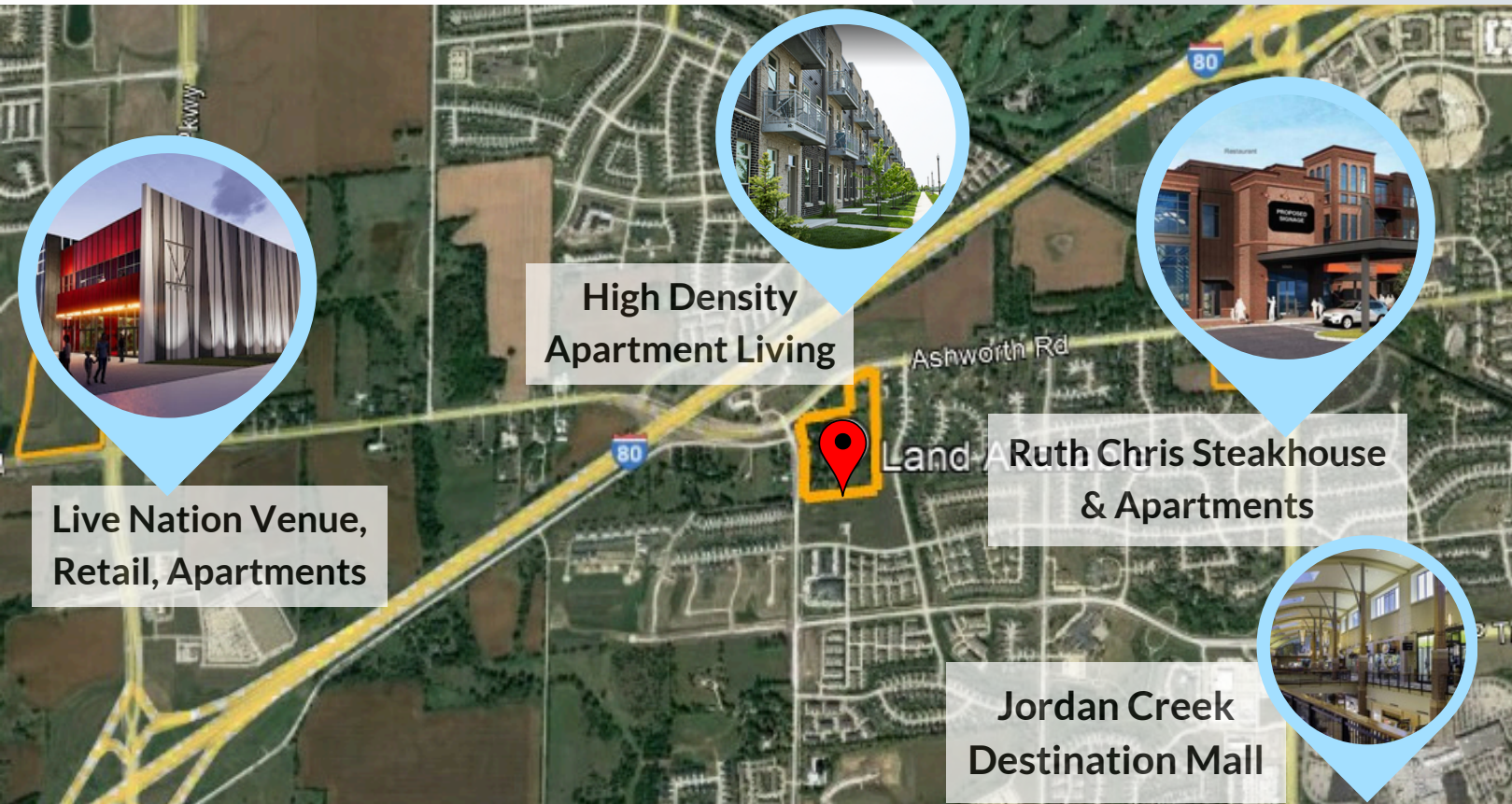
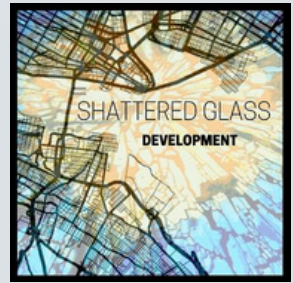
\$5-\$10 / SQFT

**Varies based on # of acres and use

FOR SALE

HIGH TRAFFIC CORRIDOR

88TH ST & ASHWORTH RD, WEST DES MOINES



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

High Density Apartment Living

612 planned units coming Fall 2023

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

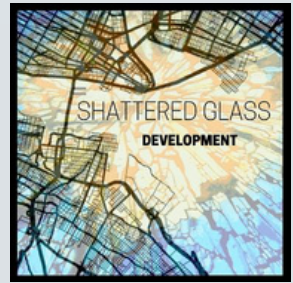
Jordan Creek Destination Mall

Destination Mall and Town Center

SHATTERED GLASS DEVELOPMENT

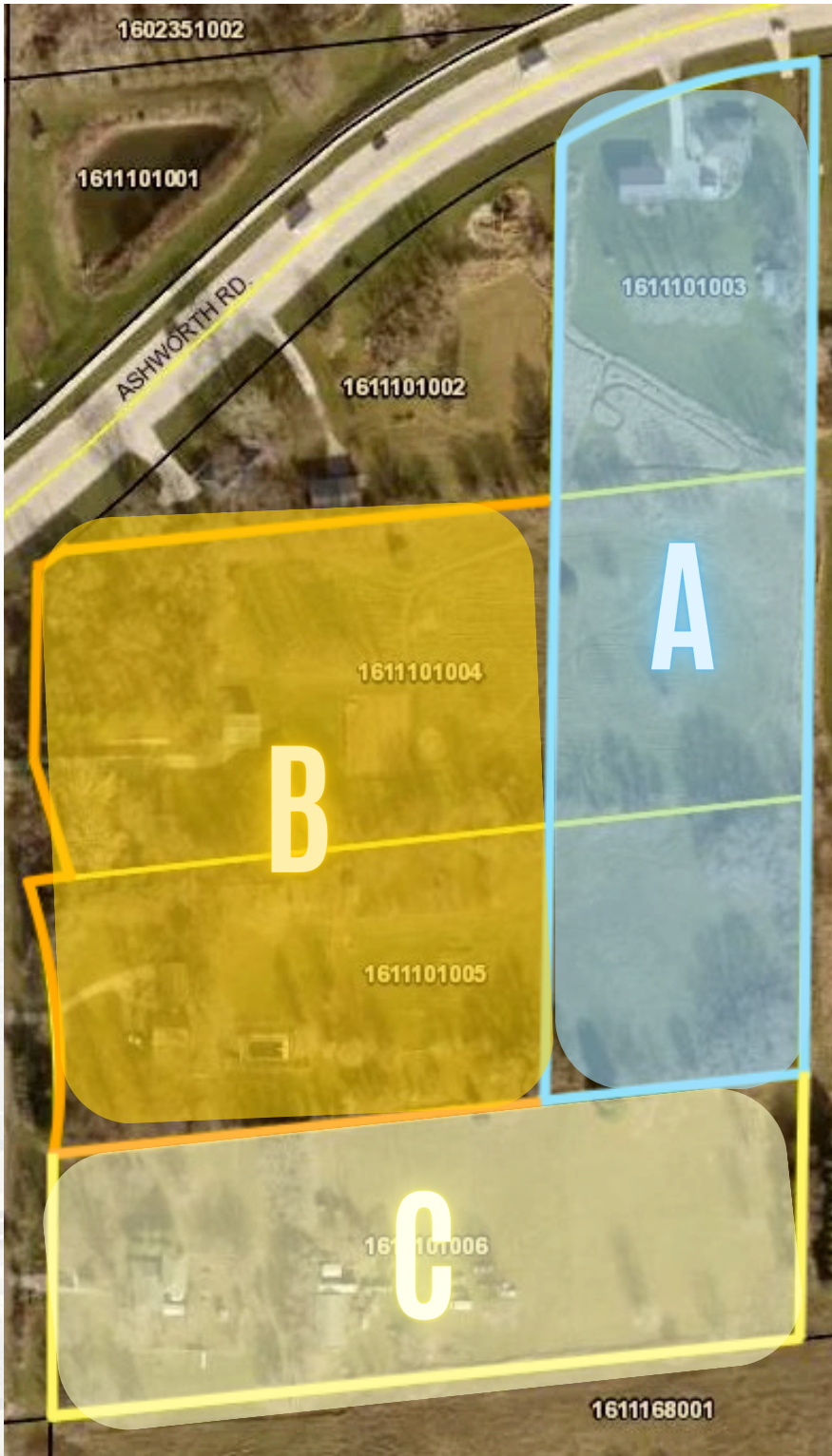
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LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA



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

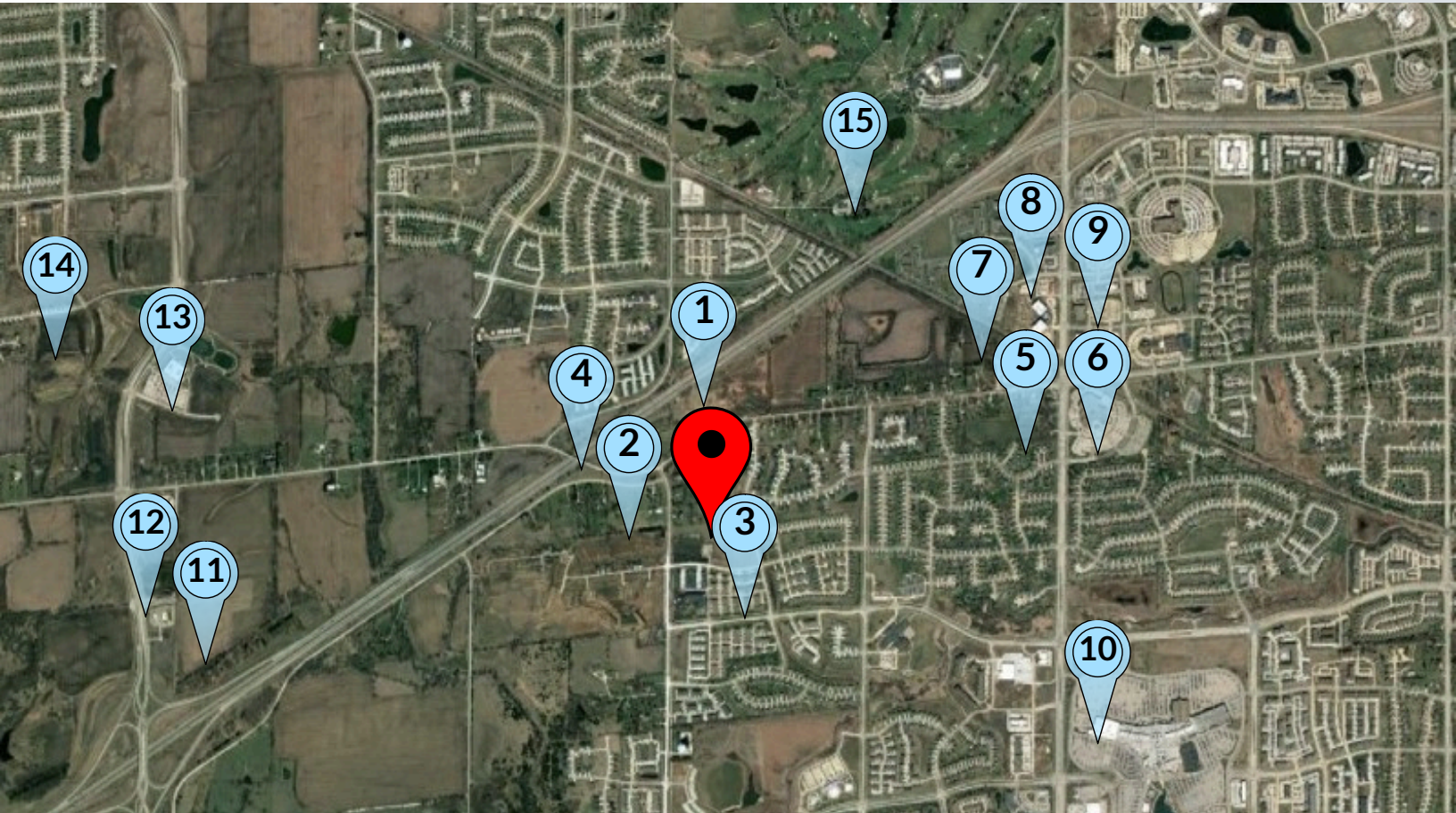
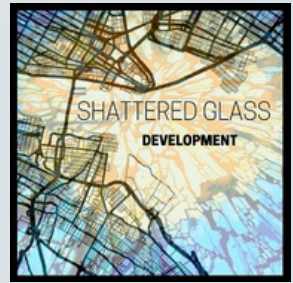
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LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

AERIAL MAP

88TH ST & ASHWORTH RD, WEST DES MOINES



Nearby Developments:

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

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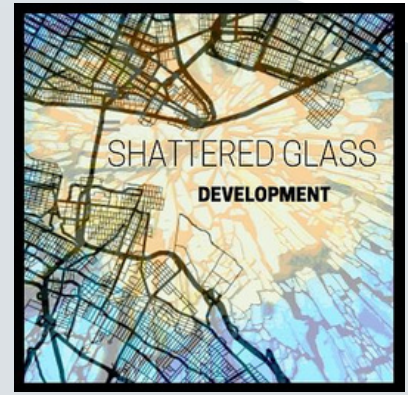
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MIXED USE DEVELOPMENT LAND

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



Visit our website for more information

WWW.SHATTEREDGLASSDEV.COM

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