

FOR  
SALE

# GREENWAY CROSSING LAND/BUILD-TO-SUIT

UNIVERSITY AVENUE & 92ND STREET, WEST DES MOINES, IOWA

25.08 total acres, PUD zoning accomodates office, retail, and medical in rapidly growing area one mile west of Jordan Creek Pkwy.

FOR MORE  
INFORMATION  
PLEASE CONTACT

**Bob Stewart, SIOR, JD**  
Senior Broker Associate  
515.221.6690  
bob.stewart@cbre.com

**Paul Weeks**  
Vice President &  
Broker Associate  
515.221.6691  
paul.weeks@cbre.com

**CBRE/Hubbell Commercial**  
6900 Westtown Parkway  
West Des Moines, IA 50266

[www.cbrehc.com](http://www.cbrehc.com)

LISTING # 608798

**Hubbell**  
HUBBELL REALTY COMPANY  
Always Breaking New Ground!



**PREMISES:**

- 25-acre mixed-use development

**SALE PRICE:** \$7.00 - \$12.00/SF

**FEATURES:**

- Lots for sale or build-to-suit
- Zoning: PUD Business and Commercial
- Potential uses: retail, office, medical and commercial
- Premier northwest location, just west of Des Moines Golf & Country Club
- Quick Access to I-80 & Jordan Creek Parkway
- Traffic count: 16,400 vehicles/day
- Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	5,060	33,582	66,073
Avg. HH Income:	\$103,361	\$109,505	\$106,124
Median HH Income:	\$74,916	\$79,250	\$78,975
Per Capita Income:	\$38,254	\$42,430	\$41,98

**CBRE** | Hubbell  
CB RICHARD ELLIS COMMERCIAL

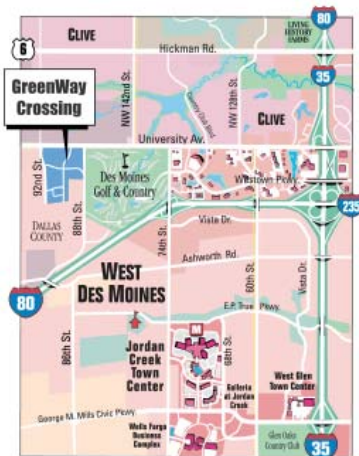
FOR  
SALE

# GREENWAY CROSSING LAND/BUILD-TO-SUIT

UNIVERSITY AVENUE & 92ND STREET, WEST DES MOINES, IOWA



Lot #	Lot Size	Lot Price/SF	Lot #	Lot Size	Lot Price/SF
1	4.86	\$12.00	9	1.13	\$7.50
2	1.72	\$10.00	10	1.89	\$7.50
3	1.53	\$12.00	11	1.59	\$7.50
4	1.24	\$12.00	12	2.07	\$7.50
5	1.24	<b>SOLD</b>	13	1.51	\$7.00
6	1.06	\$7.00	14	1.35	\$7.00
7	1.03	\$7.00	15	1.77	<b>SOLD</b>
8	1.06	\$7.00	16	1.49	\$7.00



© 2010 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.