



- » 260+ Acres zoned commercial, mixed use, high and medium-density residential and single-family residential
- » 1.5 miles from Jordan Creek Town Center - the 4th largest shopping complex in the Midwest
- » direct visibility from Interstate 80 and access from the new Grand Prairie Parkway interchange at mile marker 118

#### DEMOGRAPHICS (CITY OF WEST DES MOINES):

- » population (2022): 71,645
- » households (2022): 26,374
- » median home value (2022): \$277,789
- » median gross rent (2021): \$1,062
- » median income (2022): \$82,167
- » median age (2022): 36.6 years
- » Waukee school district

Source: ESRI 2022; USCensusBureau.com 2022



Information contained here deemed reliable but not guaranteed by Landmark Brokerage, Inc.

## PAVILION PARK | WEST DES MOINES, IA

The National Association of Realtor's Chief Economist, Dr. Lawrence Yun identified the Des Moines metro as a Top 10 market in the US for resiliency. "Some markets have been performing exceptionally well throughout the pandemic and they'll likely carry that momentum well into 2021 and beyond because of strong in-migration of new residents, faster local job market recoveries and environments conducive to work-from-home arrangements and other factors," Yun said.

### DES MOINES METRO STATISTICS

- » #7 Lowest Cost of Living in the U.S. - Apartment List, 2023
- » #7 Most Affordable Housing Market - GoodHire, 2022
- » #5 Best Places to Live in the U.S. for Families - U.S. News & World Report, 2022
- » #14 Best Place to Live in the U.S. - U.S. News & World Report, 2022
- » #12 Most Affordable Place to Live in the U.S. - U.S. News & World Report, 2022
- » Top 10 Most Neighborly City in America - Neighbor Blog, 2022
- » Top 10 Best State Capital to Live In - SmartAsset, 2022
- » West Des Moines #1 Best Suburbs to Live in Des Moines Area - Niche, 2021



#### ZONING:

- » Office
- » Retail
- » Single family residential
- » Multi-family residential
  - medium density
  - high density
  - senior housing

#### 2021 TRAFFIC COUNT:

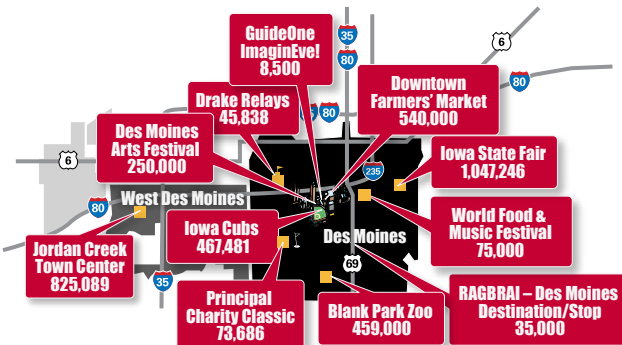
- » 47,600 average daily traffic

#### SITE SELECTION IN WEST DES MOINES, IOWA:









The property is adjacent to Interstate 80 and is just off the new Grand Prairie Parkway interchange at mile marker 118. The property will also be the location of the extension of EP True Parkway & Bridgewood Drive that will connect the property to Jordan Creek Parkway.

The site is located approximately 1.5 miles from Jordan Creek Town Center, a 2,000,000 square foot lifestyle center filled with premium retail shopping and dining, in West Des Moines, Iowa.

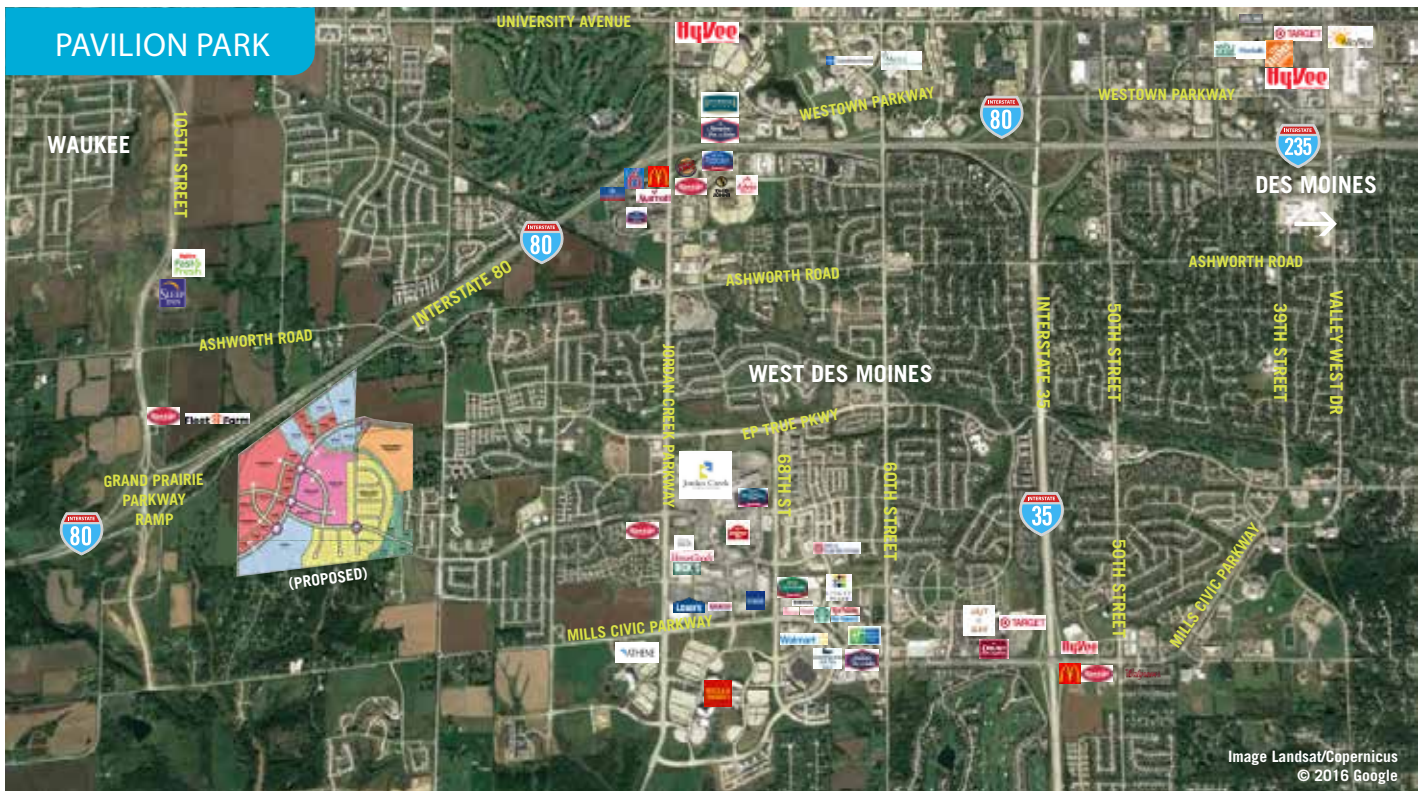
The Des Moines metro area attractions continue to generate large and historic attendance numbers year after year.



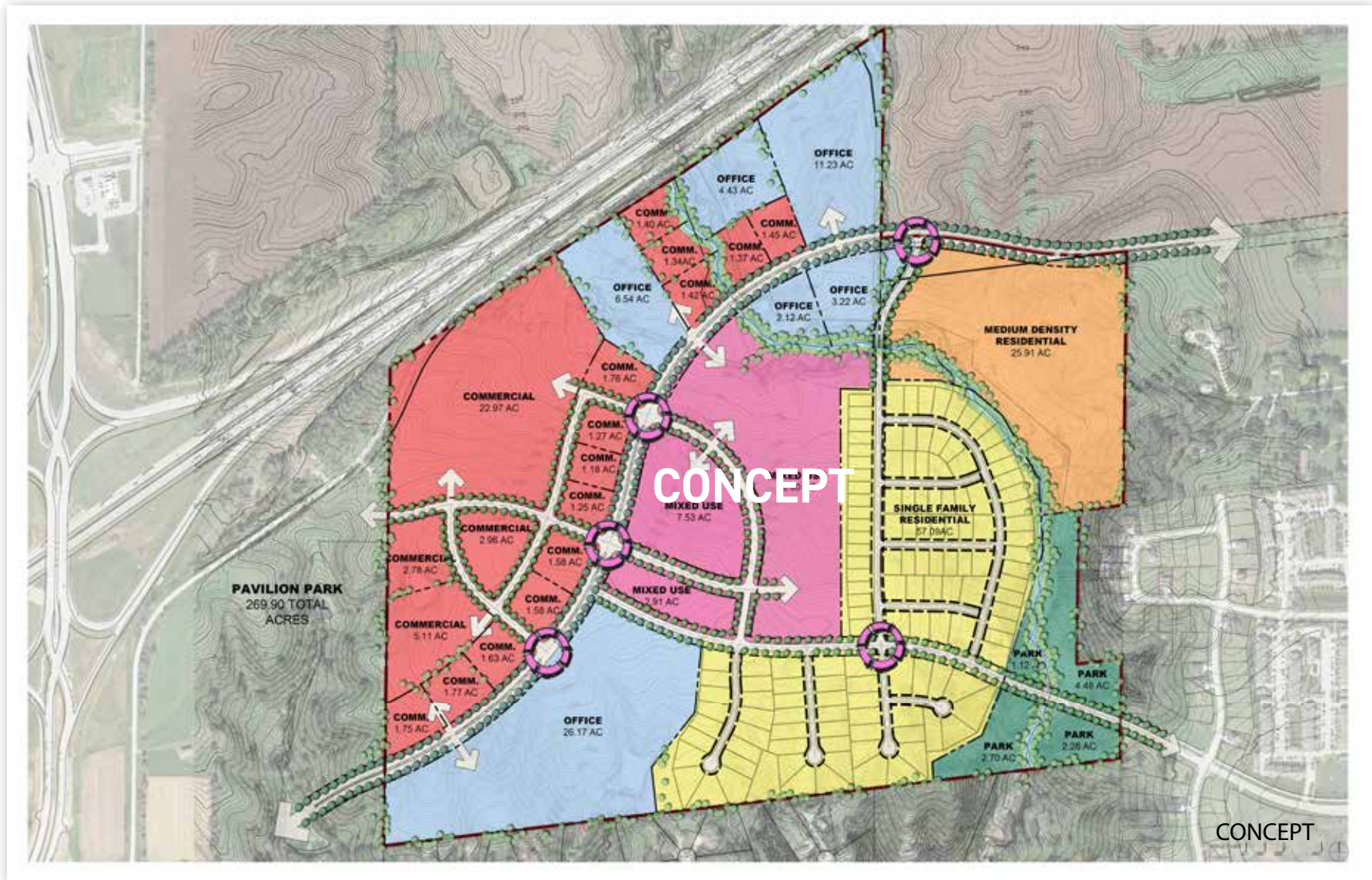
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	<u>3 miles</u>	<u>5 miles</u>
 Population	31,178	90,891
 Median Household Income	\$100,414	\$103,165
 Median Age	34.6	35.9
 Total Businesses	778	2,739
 Total Employees	14,200	52,570
 Owner Occupied Housing	58.2%	64.5%
 Median Net Worth	\$209,416	\$261,441
 College Graduate +	42.7%	42.68%

Source: ESRI 2022 Estimates



# PAVILION PARK PRELIMINARY LAND USE CONCEPT



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## PAVILION PARK | WEST DES MOINES, IA

The landscape in West Des Moines is bursting with excitement. Pavilion Park in West Des Moines is being reshaped as the newest area of expansion and offers vastly increased transportation infrastructure. With more than 260 acres of land, Pavilion Park offers opportunities for retail, hospitality, office, single-family and medium/high-density residences. Pavilion Park is perfectly located in West Des Moines for national developers to get exposure in Central Iowa. The development is visible from Interstate 80, with access to the new Grand Prairie Parkway interchange at mile marker 118. Interstate 80 is one of the most widely traveled roadways leading into the city. Pavilion will be the next landmark in West Des Moines.



### DES MOINES METRO STATISTICS

- » Top 10 Place Where It's Easiest to Save for Your First Home - Money, 2022
- » One of 50 Cities Worth Exploring in 2022 - Travel Pulse, 2022
- » #4 Most Arts-Vibrant Mid-Size Community - SMU DataArts, 2022
- » Best Mid-Size Town in the Midwest - Midwest Living, 2022
- » Top 10 Best Affordable City for Gen Z Renters - GoBankingRates, 2022
- » One of Five Cool Places in America Where You Can Still Buy a Home for Less Than \$200,000 - MarketWatch, 2022
- » Top 20 Tech City for IT Jobs - CompTIA, 2022
- » #2 Safest Place to Live - U.S. News & World Report, 2021
- » #8 Best City for Financial Independence - chooseFi, 2021
- » #4 Best Place to Raise Kids - SmartAsset, 2021
- » #4 Most Sustainable Metro - Site Selection, 2021
- » Named Among Three "Breakout Cities on the Forefront of America's Economic Recovery" - The Wall Street Journal, 2021

### DEMOGRAPHICS (CITY OF WEST DES MOINES):



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- » median home value (2022): \$277,789
- » median gross rent (2021): \$1,062
- » median income (2022): \$82,167
- » median age (2022): 36.6 years
- » Waukee school district

Source: ESRI 2022; USCensusBureau.com 2022

### TESTIMONIAL:

"In my wildest dreams, I could have never chosen a better place than West Des Moines. I would like to thank the citizens of West Des Moines for all their support, from the great kids I've had the opportunity to coach, to the economic environment that the city of West Des Moines has laid for us to thrive. I am forever thankful."

—Liang Chow, owner of Chow's Gymnastics and Dance Institute, 2007 National Coach of the Year and coach of Olympic gold medalists Shawn Johnson and Gabrielle Douglas in *WDM Difference* (photo credit -LLUIS GENE/AFP/Getty Images)

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## PAVILION PARK | WEST DES MOINES, IA

The City of Waukee's economy is thriving. Waukee's long history of meaningful investment and financial stability has given the community an edge. The city is strategic in its development decisions, and recognizes that its investments in infrastructure, education and labor are vital to the success of area businesses and to the economy as a whole. Waukee has experienced phenomenal population growth over the last decade, and the draw for young, educated professionals is expected to continue in the coming years. "The City of Waukee is development-friendly and ready to collaborate with those wishing to invest in the community," said Director of Economic Development, Jennifer Brown. City of Waukee, Community Profile

### DES MOINES METRO STATISTICS

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- » #7 Most Affordable Housing Market - GoodHire, 2022
- » #5 Best Places to Live in the U.S. for Families - U.S. News & World Report, 2022
- » #12 Most Affordable Place to Live in the U.S. - U.S. News & World Report, 2022
- » Top 10 Most Neighborly City in America - Neighbor Blog, 2022
- » Best Mid-Size Town in the Midwest - Midwest Living, 2022



### DEMOGRAPHICS - (CITY OF WAUKEE):

- » population (2022): 26,011
- » single-family dwellings (2022): 10,765
- » median home value (2022): \$307,769
- » median household income (2022): \$105,954
- » median age (2022): 38.1 years
- » Waukee school district

Source: City of Waukee; Applied Geographic Solutions, 2022; ESRI 2022



### WAUKEE SCHOOL DISTRICT:

The Waukee Community School District is the fastest growing school district in the state, currently serving over 8,000 students from Waukee, Clive, Urbandale and West Des Moines. Waukee recognizes the value of a strong educational foundation. With nine elementary schools, it's no surprise that Waukee was named one of the best places in Iowa to raise a family. The school district has added a second high school, Northwest High School, to accommodate the growing community. City of Waukee, Community Profile

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