

TOWNHOME GROUND

Located on Meadow Road, just west of Nile Kinnick Rd S./N Avenue, this property backs up to the Bailey's Grove residential neighborhood. Adel-Desoto-Minburn Community School District will be building a new 2nd thru 4th grade school along 15th Street near the aquatic center on Adel's south side. Grocery, restaurants, and ADM High School are conveniently located a few blocks to the north.

SITE HIGHLIGHTS

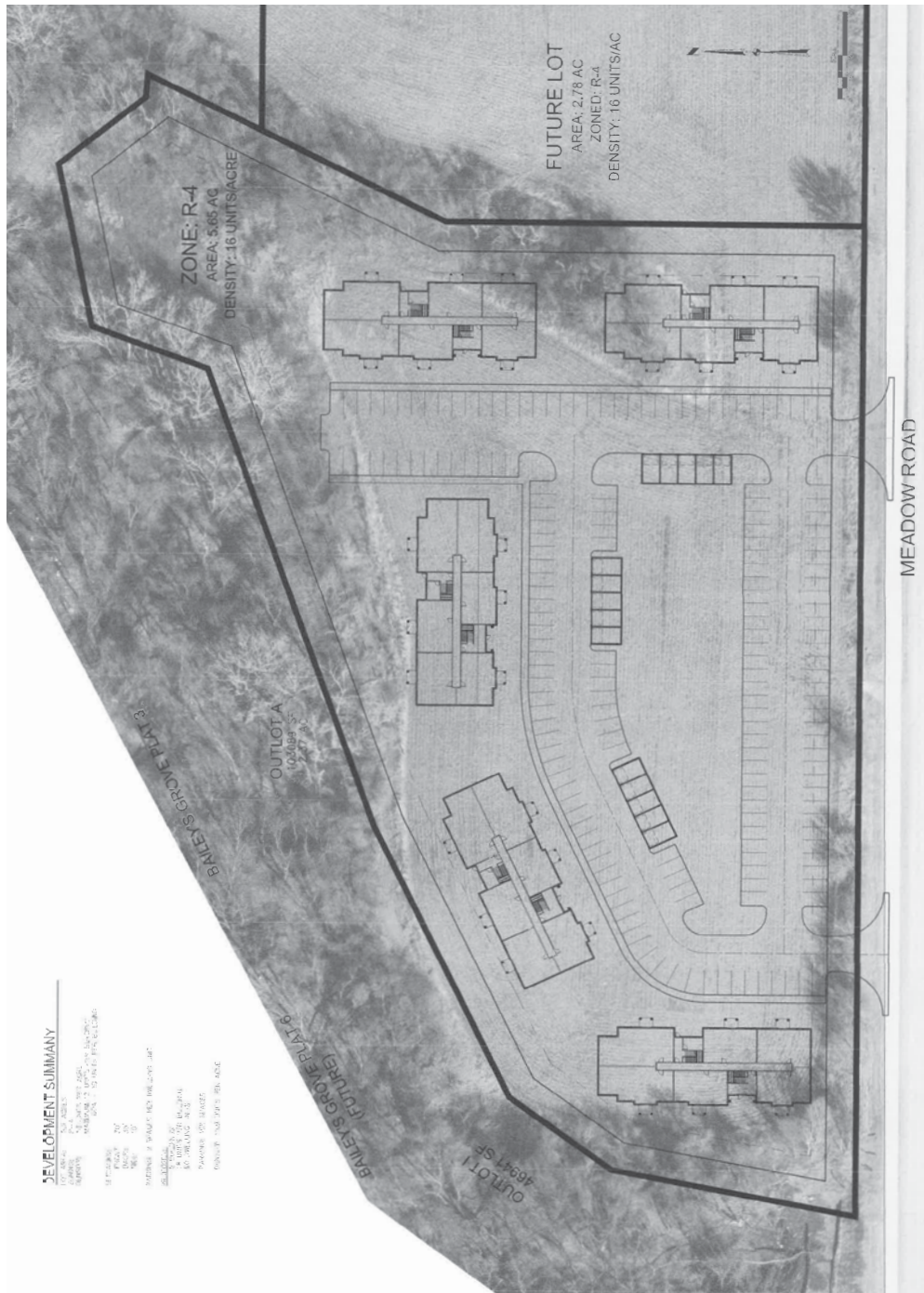
- » 5.66 Net Acres
- » Adel-Desoto-Minburn School District
- » 1.28 miles from the Raccoon River Valley Trail
- » 5 miles to the I80 on-ramp
- » Approximately 15 minutes to Jordan Creek Town Center

PRICE

» \$1.50/sf

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

CONCEPT A



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MEADOW RD | ADEL, IA

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MEADOW RD | ADEL, IA









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Bailey's Grove / Adel, Iowa

	<u>3 miles</u>	<u>5 miles</u>
 Population	7,656	10,096
 Median Household Income	\$89,634	\$91,419
 Median Age	39.4	40.1
 Total Businesses	291	384
 Total Employees	2,741	3,358
 Owner Occupied Housing	72.1%	73.2%
 Median Net Worth	\$212,454	\$242,213
 College Graduate +	33.4%	31.8%

Source: ESRI 2022 Estimates

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