



PRIME DEVELOPMENT OPPORTUNITY

765 - 825 SE WILLOW CREEK DRIVE, WEST DES MOINES, IA 50265

27.86 ACRES FOR SALE



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27.86 ACRES OF STRATEGIC COMMERCIAL LAND

This exceptional 27.86-acre parcel presents a rare opportunity for developers and investors seeking maximum flexibility in today's dynamic commercial market. Strategically positioned to accommodate diverse high-value uses including business parks, data centers, and industrial facilities, this prime site offers the scale, accessibility, and zoning versatility essential for major commercial ventures.

PROPERTY DETAILS

Size	27.86 acres of development land
Zoning	Business Park District
Utilities	All utilities readily available at the site
Power	161 Kv transmission line adjacent to site
Location & Access	MidAmerican Energy substation is less than 0.50 miles away
Highway Access	Adjacent to Microsoft's \$1B+ data center Great access to Highway 5
Airport Proximity	Close proximity to Des Moines International Airport
Notable Neighbors	Ownership is open to selling a portion of the site for a smaller user
Sale Price	\$4,250,000 (\$3.50 PSF)





ACCESSIBLE CONVENIENT LOCATION

Located along the established Veterans Parkway/Highway 28 corridor, this prime site positions future development within Des Moines' growing southeastern commercial district. The location provides seamless access to interstates, highways, and principal thoroughfares that serve the greater Des Moines metropolitan area.

DRIVE TIMES

Des Moines International Airport	7 Minutes
CBD	15 Minutes
Interstate 35	3 Minutes

FUTURE CUSTOMER BASE

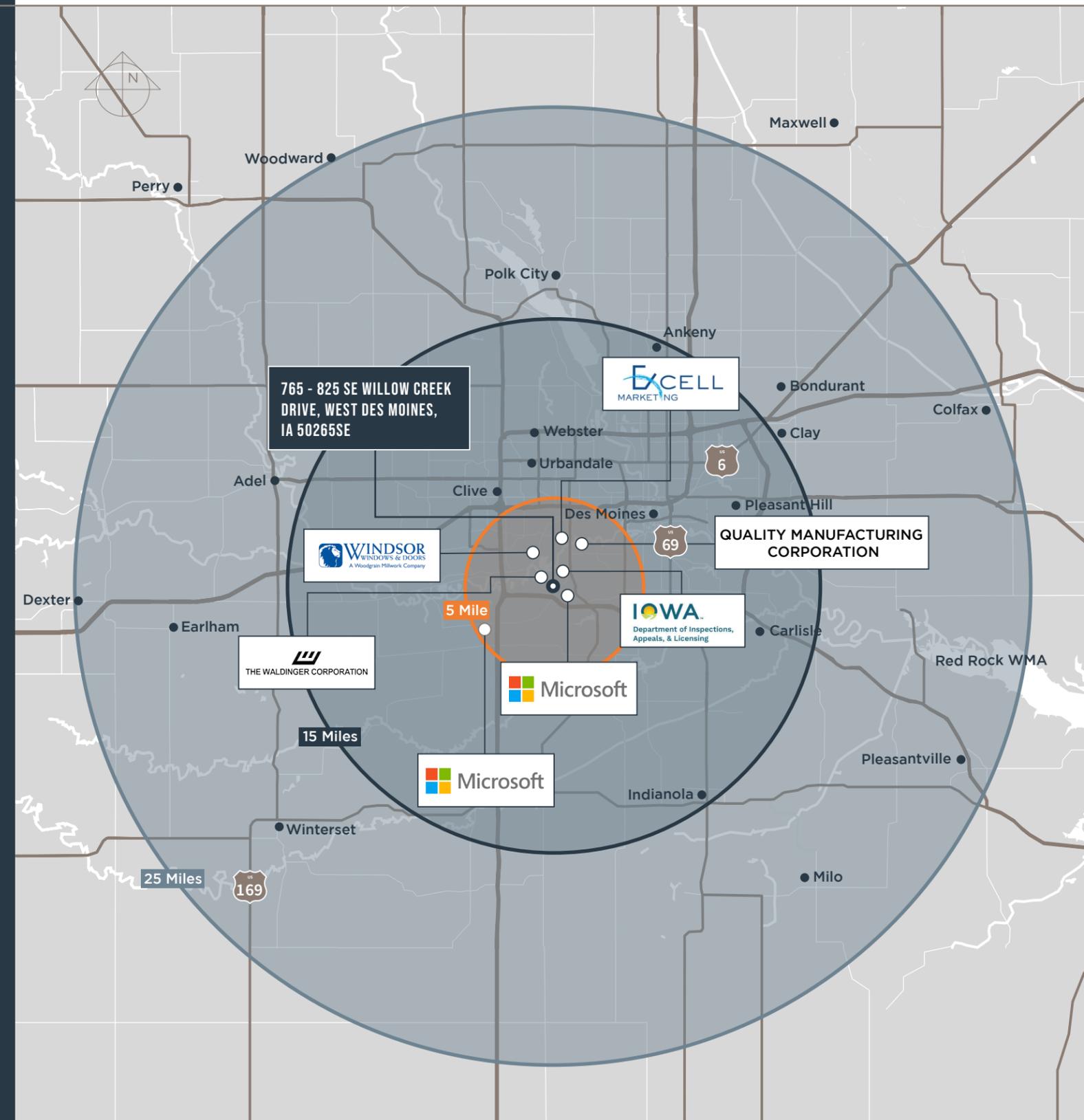
This developing corridor has attracted significant commercial investment in recent years, creating a dynamic business environment. With growing demand across technology and industrial sectors, this acreage provides the foundation for transformative development projects that deliver long-term value.

ABOUT DES MOINES

Des Moines boasts a diversified economy with low unemployment, competitive business costs, and a highly educated workforce. Recognized as a major Midwest business hub, the city hosts headquarters for major insurance companies, while serving as a regional center for financial services, healthcare, and government operations. The city's central location provides advantages to logistics with access to major interstates, highways, rail networks, and air transportation, making it a strategic distribution point for companies serving national markets. Known for its quality of life, strong educational institutions, and business-friendly environment, Des Moines continues to attract corporate relocations and expansions across multiple industry sectors.

DEMOGRAPHICS

2025	5 MILE	15 MILES	25 MILES
Total Population	725	99,199	396,965
Median Age	42.9	38.5	36.9
Average Household Income	\$203,339	\$124,463	\$110,130





FOR MORE INFORMATION:

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