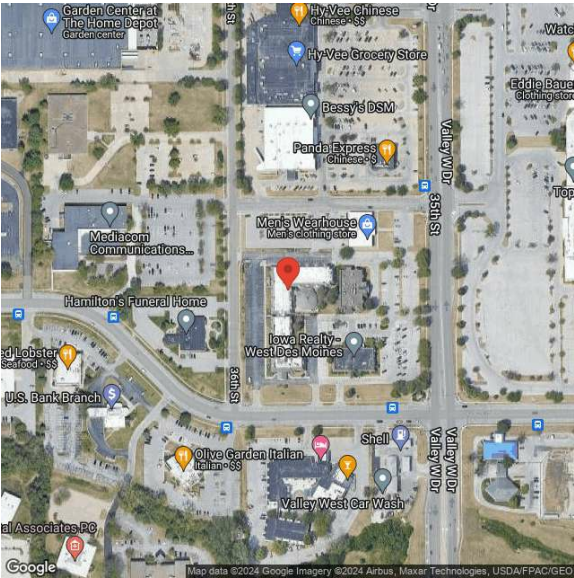


CALL FOR OFFER MAY 1 2025: 3535 Westown Parkway,
West Des Moines, IA 50265

3535 Westown Pkwy | West Des Moines, IA | US | Polk County
Available SF: 84,430 | Sale Price: \$1,300,000



Building Type:	Other
Available SF:	84,430
Total SF:	84,430
Sale Price:	\$1,300,000
Last Updated:	May 5, 2025

Economic Development Contact

Bryce Johnson
City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
| bryce.johnson@wdm.iowa.gov

Ryan Moffatt
City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
| ryan.moffatt@wdm.iowa.gov

J. Bradley Munford
City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265
| brad.munford@wdm.iowa.gov

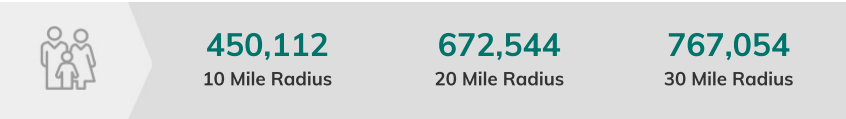
Realtor/Owner Contact

Mick Grossman
| mickg@kwcommercial.com

Property and Area Description

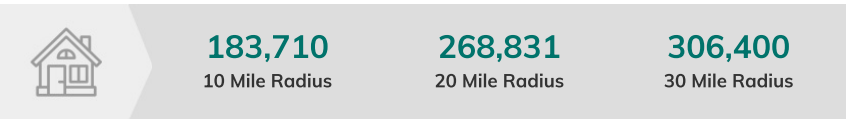
Prime West Des Moines Development Opportunity: 2.67 Acres Adjacent to Valley West Mall Redevelopment Seize a rare investment opportunity in the heart of West Des Moines. This 2.67-acre parcel, strategically positioned along a high-traffic corridor, offers unparalleled development potential. Located directly across from the transformative 57.72-acre Valley West Mall redevelopment site, this land benefits from the anticipated surge in traffic and economic activity. With immediate access from the I-235 Valley West Drive exit, this property guarantees exceptional visibility and accessibility, making it ideal for a variety of commercial ventures. This is a call for offers, with all submissions due by May 1, 2025, at 5:00 PM CST. Unmatched Location and Robust Demographics This shovel-ready land presents a blank canvas for developers seeking to capitalize on West Des Moines thriving market. The property's strategic location, coupled with the ongoing revitalization of the Valley West Mall area, ensures long-term growth and stability. The surrounding demographics reflect a strong and affluent community, with average household incomes ranging from \$81,754 to \$96,752 within a five-mile radius and a population exceeding 180,000. With its prime location, accessibility, and strong demographic profile, this 2.67-acre parcel represents an exceptional investment opportunity. Don't miss your chance to be part of West Des Moines dynamic growth. Call for offers now. See more here.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Bryce Johnson | Business Development Coordinator | City of West Des Moines
4200 Mills Civic Parkway | West Des Moines, IA 50265 | (515) 222-3568 | bryce.johnson@wdm.iowa.gov