

5 Acres of Prime Development Ground in Bondurant

6525 NE 78th Ave | Bondurant, IA | US | Polk County  
Available Acres: 5.069 | Sale Price: \$660,000



Zoning:	R-5, Residential
Topography:	Gently rolling, minimal slope
Adjacent Available Acres:	48.5 acre parcel at 1204 Grant St N — zoned for development; larger contiguous acreage just north of the site. 26 acre parcel at 9789 NE 88th St — situated northeast of Bondurant, with rural water and electricity in place.
Site Dimensions:	220791.0
Sale Price:	\$660,000
Last Updated:	Jul 24, 2025

Economic Development Contact

Tiffany Luing, Economic Development Coordinator  
City of Bondurant  
200 2nd Street NE  
Bondurant, Iowa 50035  
(515) 630-6986 | tluing@cityofbondurant.com

Stacie LoVan, Sr. V.P., Economic Development  
Greater Des Moines Partnership  
700 Locust Street, Suite 100  
Des Moines, Iowa 50309  
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Realtor/Owner Contact

Matt Guns  
WB Realty Co.  
515-316-3785 | mguns@wbrealty.com

Property and Area Description

5 acres of prime development land in the quickly growing city of Bondurant, just NE of Des Moines. Plans have been preliminarily approved by the City of Bondurant for a 44-unit townhome development. This lot is located just under a mile from the Bondurant Grain District redevelopment project, which will feature a new brewery, event spaces, and city parks.

Population

	209,325 10 Mile Radius	613,063 20 Mile Radius	818,147 30 Mile Radius
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Source: ESRI®, 2025

Households

	80,585 10 Mile Radius	246,358 20 Mile Radius	326,018 30 Mile Radius
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Source: ESRI®, 2025

Transportation

**Nearest Highway:** Hwy 65 (.1 mi.)  
**Nearest Interstate:** I80 (4 mi.)  
**Ingress/Egress Notes:** Primary Road Access: The property has direct access from 2nd Street NW, a paved, concrete-surfaced collector street that connects to NE 78th Avenue and Highway 65. This corridor supports residential and light commercial traffic and is maintained by the City of Bondurant. Ingress Points: Full frontage access is available along the south side of 2nd Street NW, allowing multiple entry points for subdivision or site plan design. The street currently supports standard passenger and service vehicle ingress and is wide enough to accommodate future turn lanes or a boulevard-style entrance if required. Egress Routes: From 2nd Street NW, traffic can: Travel east 1.2 miles to reach Highway 65, a major north-south corridor Connect south to Interstate 80 (Exit 143) via US 65 or NE Hubbell Avenue within ~10–12 minutes Navigate west into Bondurant's central district or south to the Grain District and civic campus Traffic Conditions & Capacity: 2nd Street NW is a low-to-moderate volume collector road. It is suitable for residential development with no current traffic constraints. Planned improvements to adjacent arterials and intersections are underway as part of Bondurant's infrastructure expansion plans. Pedestrian Access: Sidewalk and trail extensions are underway along the 2nd Street corridor, which will eventually link to Bondurant's broader trail system and the Chichaqua Valley Trail extensions nearby.  
**Nearest Airport:** Ankeny Regional Airport (6 miles mi.)  
**Nearest Commercial Airport:** Des Moines International Airport (17 miles mi.)  
**Distance to Mass Transit:** 1.5 mile  
**Rail Served:** Unknown  
**Rail Served By:** Union Pacific Railroad  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** Unknown  
**Rail Contact:** Darren Wisniski  
**Rail Contact Phone:** 402-672-1983

**Rail Contact Email:** [djwisnis@up.com](mailto:djwisnis@up.com)

## **Utilities**

**Electric:** MidAmerican Energy

**Natural Gas:** Mid-American Energy

**Water:** City of Bondurant

**Sewer:** City of Bondurant

**Telecommunications:** Mi-Fiber