

For Sale

M-2/Heavy Industrial Land Available

- Lot Size: +/- 80 acres
- Sale Price: \$1.00/SF
- Located directly on Highway 65
- 5 minutes from Interstate 80
- Zoning: M-2 Heavy Industrial
- Adjacent parcel can be purchased to accommodate up to 100 acres

Bondurant, IA

Austin Hedstrom

Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 207 0911

austin.hedstrom@am.jll.com

Marcus R. Pitts, CCIM, SIOR

Managing Director

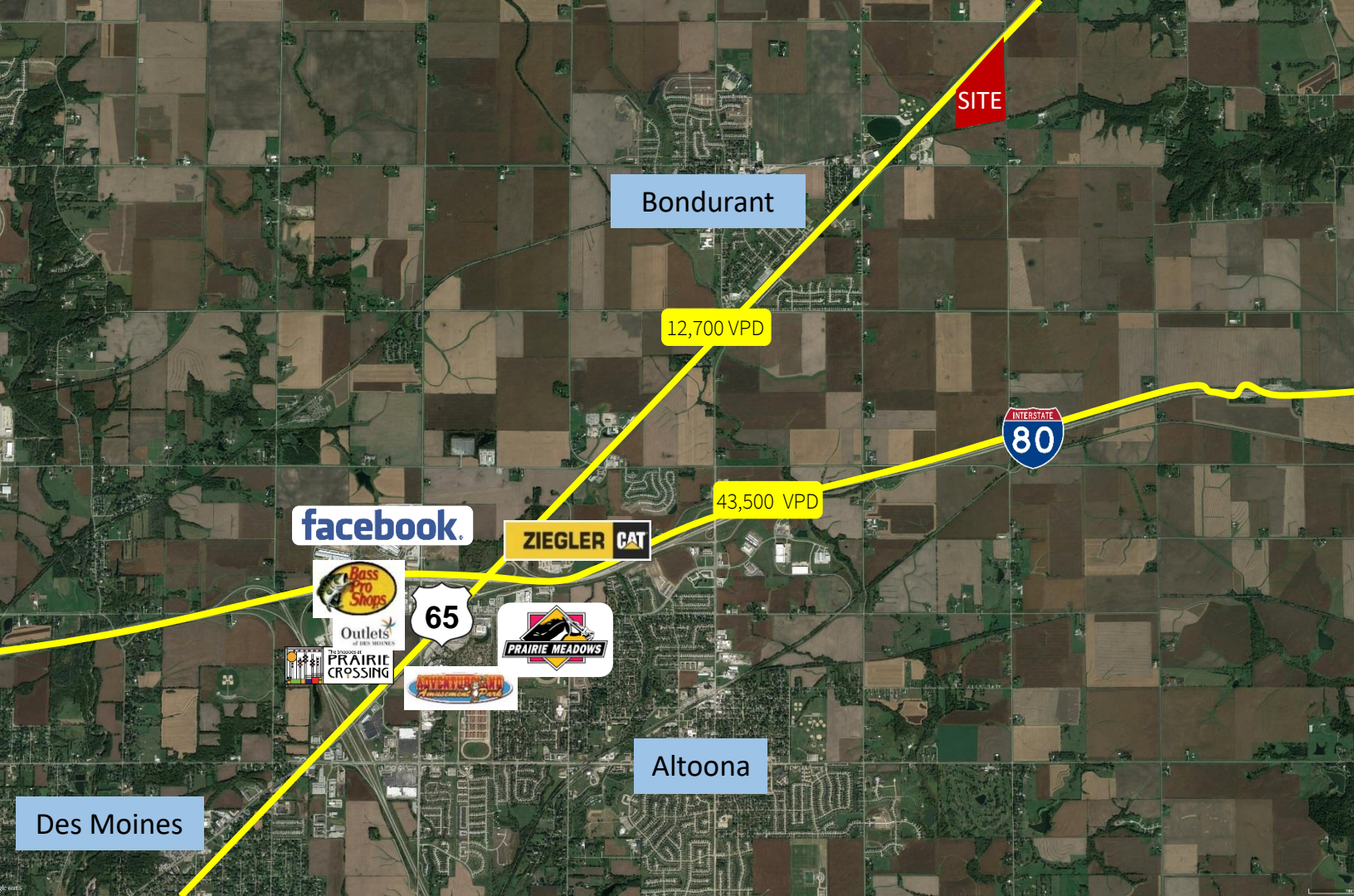
Jones Lang LaSalle Brokerage, Inc.

+1 515 556 4727

marcus.pitts@am.jll.com

jll.com/des-moines





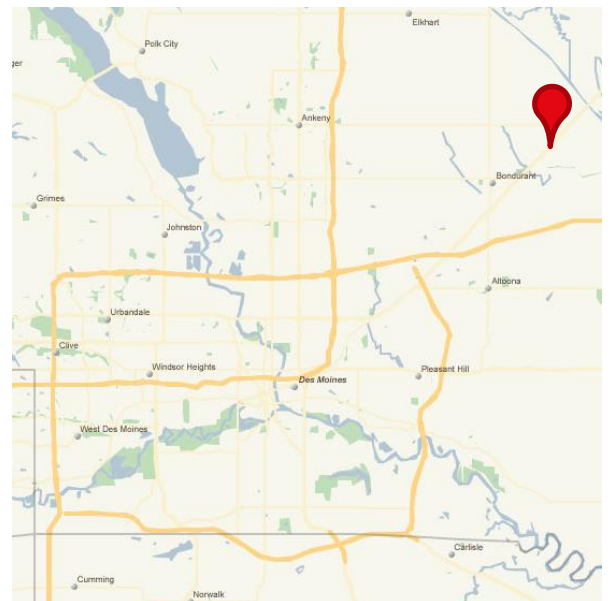
2016 Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	1,478	21,647	42,442
Households	487	6,884	14,081
Average HH Income	\$88,443	\$82,114	\$79,089
Median Age	31.1	34.2	35.8

Traffic Counts

Interstate 80	43,500 VPD
HWY 65	12,700 VPD

Location



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

