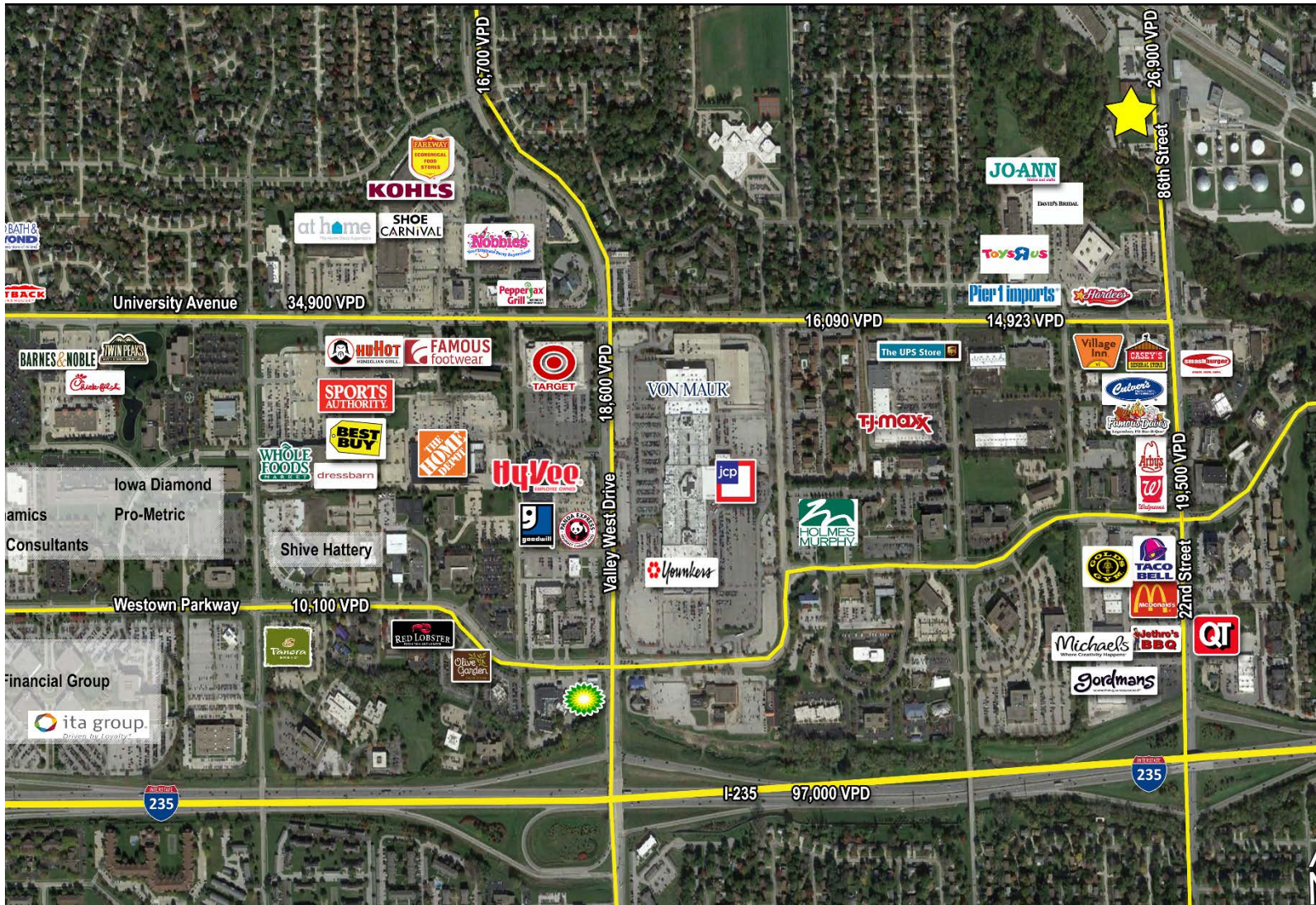




# NW 86<sup>th</sup> Street Land

1400 Block of NW 86<sup>th</sup> St. Clive, Iowa



## Available for Sale

Heath D. Bullock, CCIM, SIOR  
Senior Vice President  
+1 515 554 7412  
heath.bullock@am.jll.com

Justin Lossner  
Vice President  
+1 515 371 0846  
justin.lossner@am.jll.com

The development parcel in the 1400 block of NW 86<sup>th</sup> Street is located just North of University Avenue in Clive. Zoned for commercial development, the 1.96 acres can be divided between users. The property offers direct access to the Clive Greenbelt Trail and excellent visibility in a heavy traffic area. Possible site for retail, office, multi-family, senior housing, or mixed use building.

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. JLL is a licensed broker in the State of Iowa.

## Site

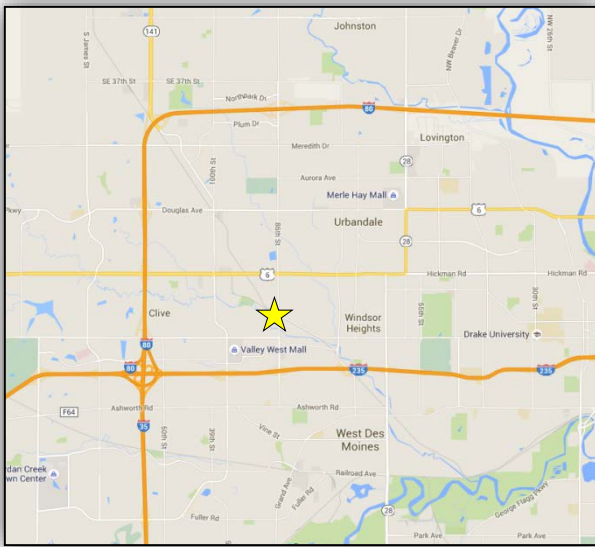
- Commercial development ground
- **1.96 acres**

## Conditions

- Property Billboard – short-term lease
- Designated FEMA flood plain
- Utility easement on-site

## Offering Price

- **\$5.56** per square foot
- Offering Price: **\$475,000**



## Nearby Amenities Include

### Restaurants

- Cool Basil
- Village Inn
- Culver's
- Famous Dave's

### Specialty Stores

- David's Bridal
- Toys 'R' Us
- TJ Maxx
- Jo-Ann Fabrics
- Pier 1 Imports

### Grocery

- Fareway
- Fresh Thyme
- HyVee

## Features

- Excellent visibility
- Direct access to Clive Greenbelt Trail
- Space can be subdivided

## 2016 Demographics

	1 Mile	3 Miles	5 Miles
Population	8,492	90,778	204,655
Households	3,640	38,964	84,833
Average HH Income	\$82,854	\$87,545	\$91,681
Median Age	36.5	38.3	36.4

## Traffic Counts

86 <sup>th</sup> Street	26,900 VPD
University Ave	14,923 VPD

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