

6602 NW Beaver Drive

Johnston, Iowa
www.cbre.com/desmoines

Sale Price: \$700,000



Property Description

Strategically positioned at one of Johnston's most prominent entrances, 6602 NW Beaver Drive presents a rare opportunity to acquire 4.36 acres of high-visibility development land at the intersection of growth, connectivity, and opportunity. Situated at the transition between established residential neighborhoods and a thriving industrial corridor, the site benefits from exceptional exposure with more than 25,000 vehicles per day traveling along adjacent roadways.

Property Highlights

- + 4.36 Acres (189,986 SF)
- + 800' of Frontage along NW Beaver Dr
- + Public water and natural gas. City sewer is available via extension from adjacent developments.
- + Current Zoning: M-1 (Light Industrial) and R-1 (Single Family Residential)
- + Sale Price: \$700,000

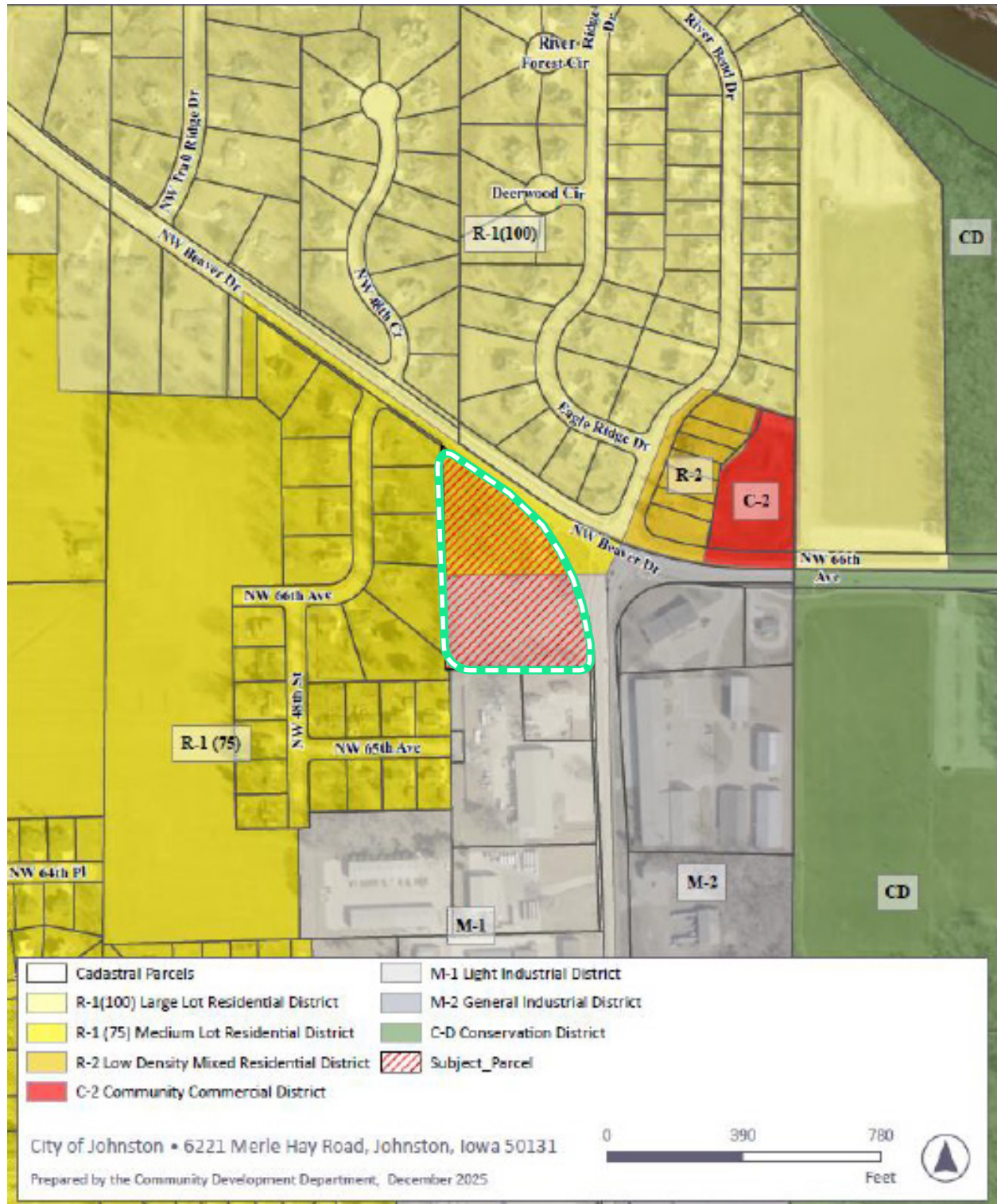
Demographics

	1 Mile	3 Miles	5 Miles
Place of Work			
2024 Businesses	95	764	4,231
2024 Employees	1,307	14,580	60,243
Population			
2024 Population - Current Year Estimate	3,378	29,735	135,928
2029 Population - Five Year Projection	3,441	30,737	139,944
2020-2024 Annual Population Growth Rate	0.39%	0.94%	0.78%
2024-2029 Annual Population Growth Rate	0.37%	0.67%	0.58%
Households			
2024 Households - Current Year Estimate	1,236	11,587	55,137
2029 Households - Five Year Projection	1,268	12,090	57,204
2020 Households - Census	1,196	10,841	52,103
2024-2029 Annual Household Growth Rate	0.40%	0.85%	0.77%
2024 Average Household Size	2.72	2.55	2.42
Household Income			
2024 Average Household Income	\$123,390	\$123,690	\$120,602
2024 Median Household Income	\$86,838	\$92,419	\$90,245
2024 Per Capita Income	\$47,796	\$48,705	\$48,837



For Sale

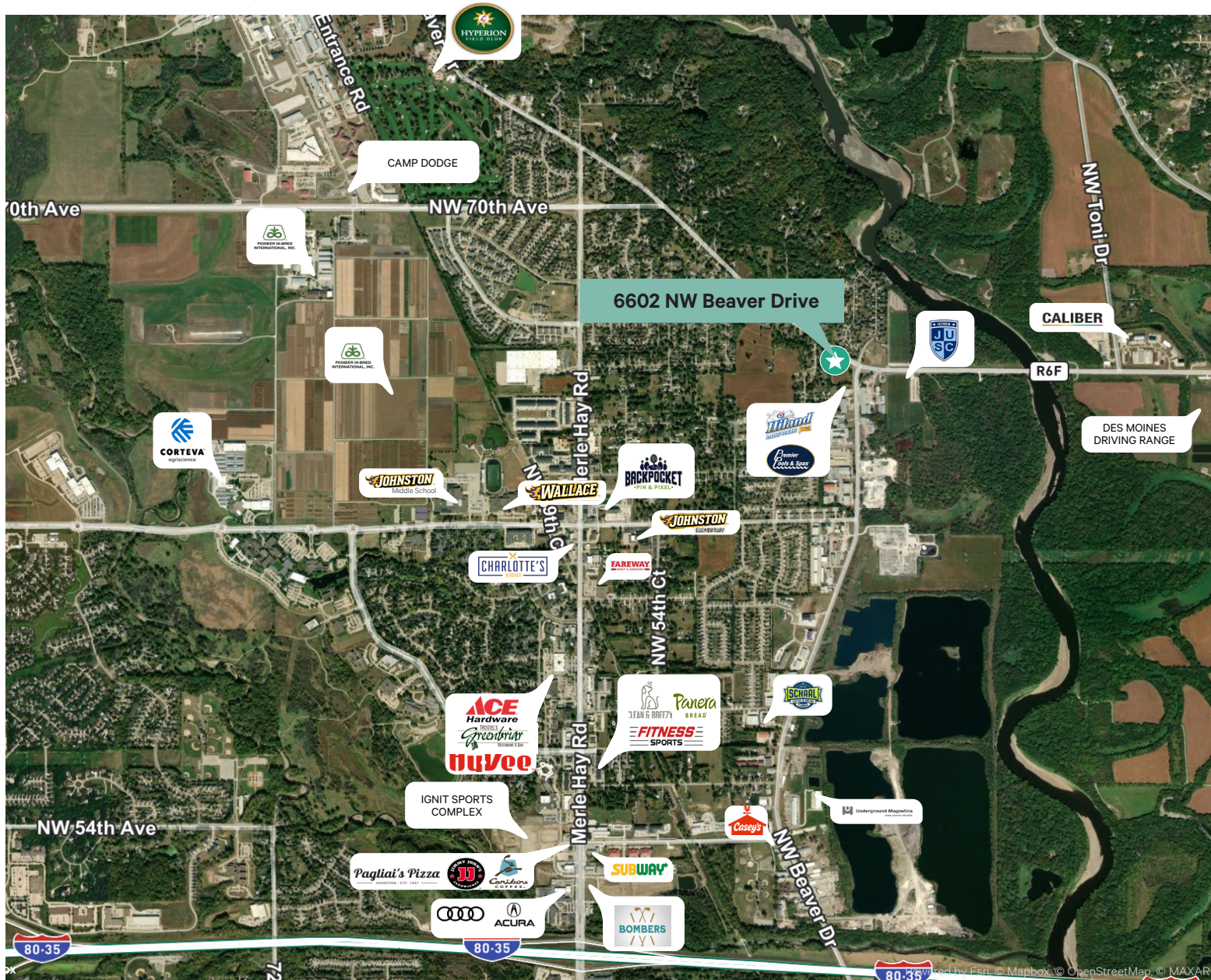
Zoning Map



6602 NW Beaver Drive
Johnston, Iowa

For Sale

Property Location



Contact Us

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