



156th & Hickman

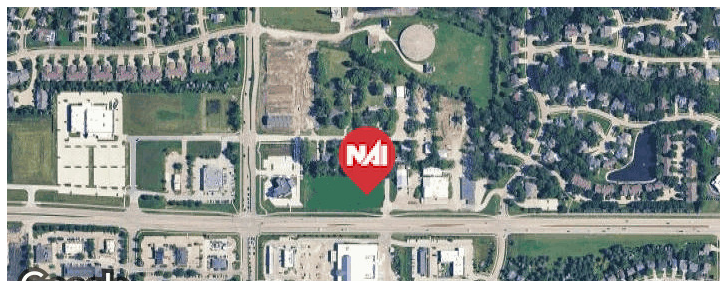
156th & Hickman
Clive, Iowa 50325

Property Highlights

- Lot 1 - West Lot - ± 1.27 AC
- Lot 2 - SOLD
- Lot 3 - East Lot - ± 1.38 AC
- Zoning: C-4 - Planned Shopping Center Commercial District
- Traffic Counts: Hickman Road - 31,100 VPD (Iowa DOT 2022) | 156th Street - 10,765 VPD (Iowa DOT 2016)

Property Overview

Seller financing available! 2 Pad sites for sale at the intersection of 156th and Hickman Road in Clive, IA. Adjacent to new Iowa Trust & Savings bank. Great visibility with high traffic. Proximate to Walgreen's, Arby's, Kum & Go, and Nebraska Furniture Mart.



Offering Summary

Sale Price - Lot 1 (± 1.27 AC):	\$716,900 (\$12.95 PSF)
Sale Price - Lot 3 (± 1.38 AC):	\$989,000 (\$16.45 PSF)

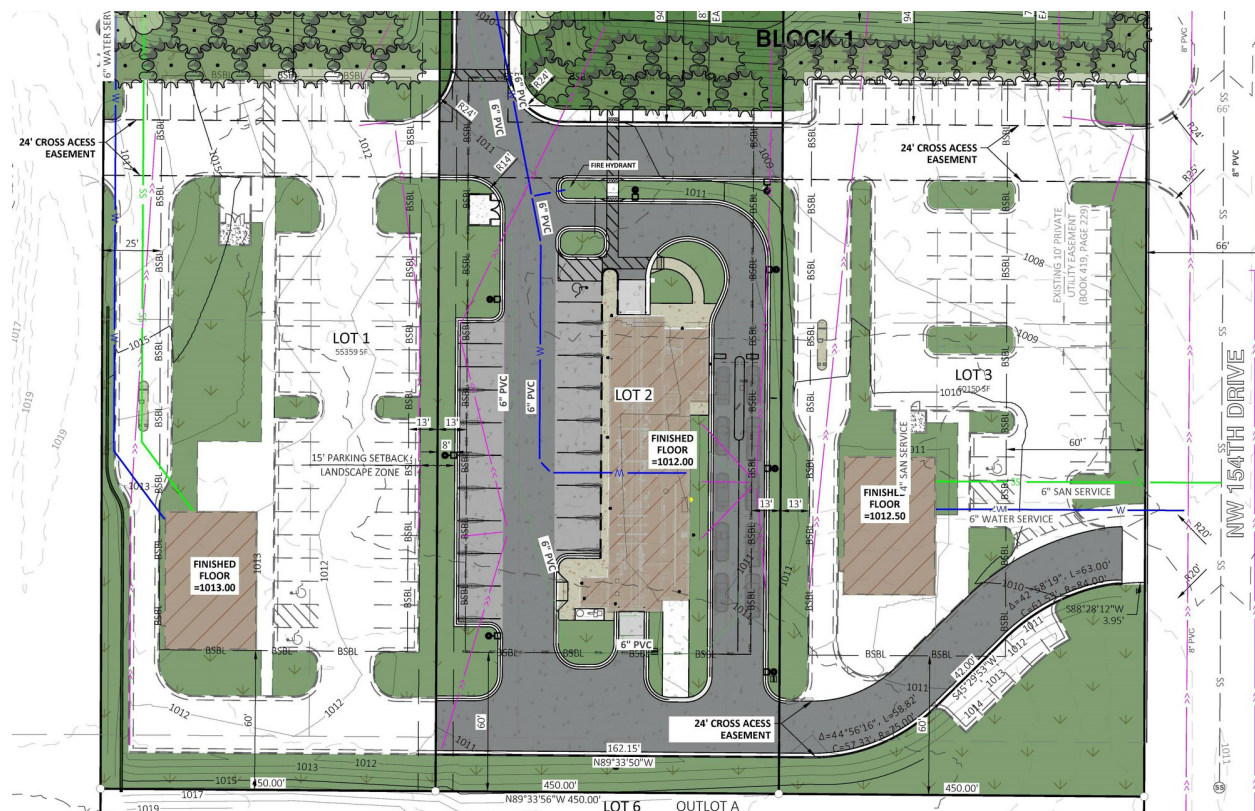
For More Information

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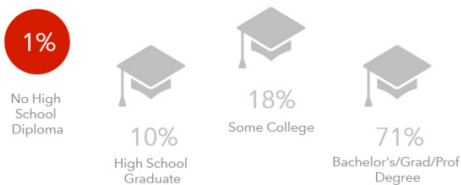


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3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
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Average Household Size
Median Household Income

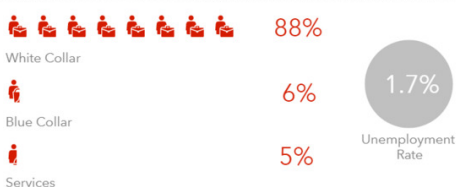
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



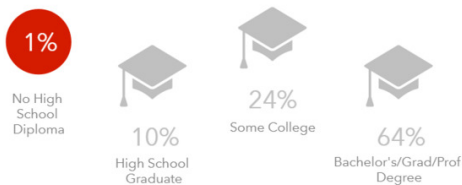
Households By Income
The largest group: \$200,000+ (26.4%)
The smallest group: <\$15,000 (1.1%)

Indicator ▲	Value	Diff	
<\$15,000	1.1%	-1.6%	
\$15,000 - \$24,999	2.9%	-1.2%	
\$25,000 - \$34,999	1.4%	-1.9%	
\$35,000 - \$49,999	4.7%	-3.3%	
\$50,000 - \$74,999	11.3%	-5.5%	
\$75,000 - \$99,999	11.0%	-4.1%	
\$100,000 - \$149,999	26.0%	+1.8%	
\$150,000 - \$199,999	15.2%	+3.7%	
\$200,000+	26.4%	+12.1%	

Bars show deviation from Dallas County

Average Household Size
Median Household Income

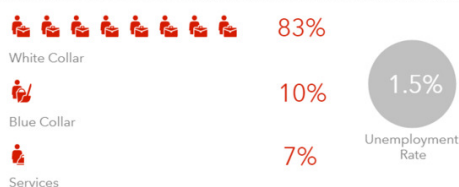
EDUCATION



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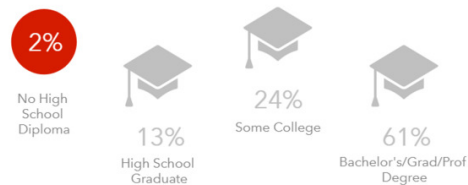
Households By Income
The largest group: \$100,000 - \$149,999 (25.1%)
The smallest group: <\$15,000 (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	2.0%	-0.7%	
\$15,000 - \$24,999	3.4%	-0.7%	
\$25,000 - \$34,999	2.7%	-0.6%	
\$35,000 - \$49,999	5.8%	-2.2%	
\$50,000 - \$74,999	14.1%	-2.7%	
\$75,000 - \$99,999	14.5%	-0.6%	
\$100,000 - \$149,999	25.1%	+0.9%	
\$150,000 - \$199,999	16.0%	+4.5%	
\$200,000+	16.5%	+2.2%	

Bars show deviation from Dallas County

Average Household Size
Median Household Income

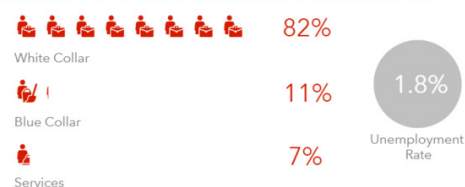
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income
The largest group: \$100,000 - \$149,999 (23.4%)
The smallest group: <\$15,000 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	2.4%	-0.3%	
\$15,000 - \$24,999	3.6%	-0.5%	
\$25,000 - \$34,999	4.5%	+1.2%	
\$35,000 - \$49,999	8.4%	+0.4%	
\$50,000 - \$74,999	15.7%	-1.1%	
\$75,000 - \$99,999	14.0%	-1.1%	
\$100,000 - \$149,999	23.4%	-0.8%	
\$150,000 - \$199,999	13.8%	+2.3%	
\$200,000+	14.3%	0	

Bars show deviation from Dallas County