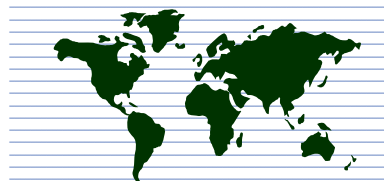


INVESTMENT
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COMMERCIAL REAL ESTATE SERVICES

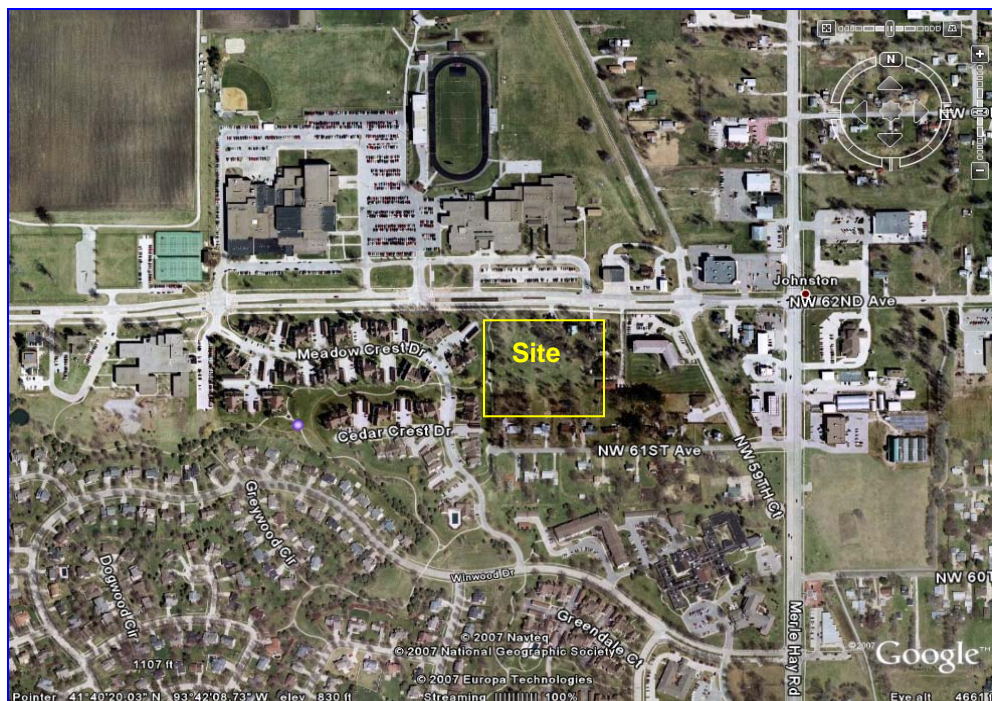
DES MOINES
MEMPHIS

COMMERCIAL SITE

For Sale

3.77 Acres

Prime Development Parcel



6016 NW 62nd Avenue Johnston, Iowa 50131

Size: 164,221.20 s.f. (Additional adjacent land may be available.)
Zoning: R-O, Mixed Use District.
Use: Office, Retail, and Multi-Family all possible. (Subject to city submission / approval process.)
Frontage: 464.20 Ft. on NW 62nd Avenue.
Topography: Level.
Utilities: All Available
Improvements: Vacant single-family dwelling.
Comments: Excellent exposure and access. Full in-out both directions at beginning of 4-lane. Across from High school and middle school. Close to new Walgreens and Merle Hay Rd. High traffic artery and intersection with MHR, which is under study for major development focus.
Legal Description: GeoParcel Number: 7925-12-226-001
List Price: \$ 7.50 / s.f. of site area. (Buy all or part: \$1,200,000. Based on full site area.)

Contact: Kevin J. McRoberts, MAI, ASA, Broker. *President, McRoberts & Associates, LLC.*
515 .264 .8400

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