

**HURD**

HURD DEVELOPMENT

# THE PARKWAYS

NW CORNER OF MILLS CIVIC PKWY & JORDAN CREEK PKWY WEST DES MOINES, IA 50266

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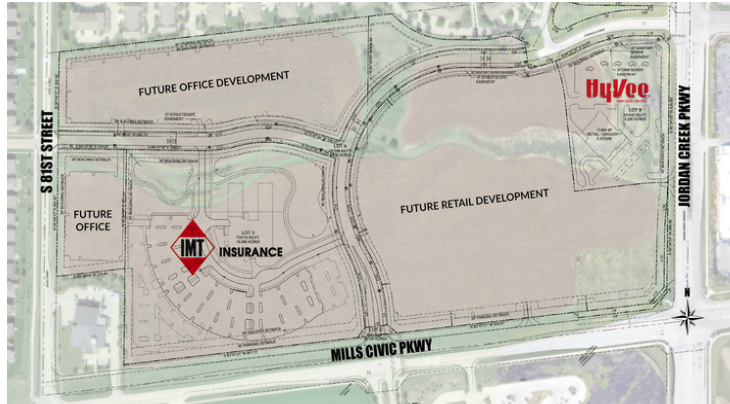
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# EXECUTIVE SUMMARY

# THE PARKWAYS



## DEVELOPMENT OVERVIEW

The Parkways is aptly named for its location at the intersection of Mills Civic Parkway and Jordan Creek Parkway and is the latest development project from the Hurd Real Estate Team.

Following the success of Mills Crossing (REI, The Container Store, Charles Schwab, Kum & Go) and Plaza at Jordan Creek (Lowe's, Dick's Sporting Goods, HomeGoods, Nordstrom Rack) Hurd Real Estate continues to enhance the retail offering provided to the greater Des Moines area by drawing in first to market national retailers.

## LOCATION OVERVIEW

The Parkways is located in West Des Moines which is a suburb of Iowa's capital city of Des Moines. The Parkways development is located in the Jordan Creek Corridor which is a regional shopping and entertainment destination drawing customers from all over Iowa.

## TRADE AREA HIGHLIGHTS

Jordan Creek Town Center did \$615 per square foot in sales in 2016

Jordan Creek Town Center had 30 million+ visitors in 2016

Over 850,000 people live within a one-hour drive of The Parkways

Employee Density (Daytime Population)

3-Mile Radius: 40,354

5-Mile Radius: 90,101

Average Household Income

5 Mile Radius: \$109,172

10 Mile Radius: \$82,737

## NEIGHBORING DEVELOPMENTS

Jordan Creek Town Center - Super Regional Mall Owned by GGP (1,360,000 SF GLA)

Wells Fargo - Home Mortgage Headquarters (1,000,000 SF)

## PROPERTY SUMMARY

<b>Address:</b>	Jordan Creek & Mills Civic West Des Moines, IA 50266
<b>Lease Rate:</b>	Negotiable
<b>Build-To-Suit Options:</b>	Call For Opportunities
<b>Availability:</b>	Space For Lease Build-to-Suit Ground Lease
<b>Development Size:</b>	65 Acres
<b>Zoning:</b>	PUD, City of West Des Moines
<b>Potential Uses:</b>	Retail, Office, Medical
<b>Traffic Counts:</b>	S. Jordan Creek Parkway 23,760 VPD Mills Civic Parkway 19,257 VPD

# SITE PLAN THE PARKWAYS



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# JORDAN CREEK CORRIDOR THE PARKWAYS



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# POTENTIAL BUILDING DESIGN

## THE PARKWAYS



The northeast corner of The Parkways development will feature a new grocery market concept from Hy-Vee Foods

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# DEMOS: ONE HOUR DRIVE TIME

# THE PARKWAYS



825,698  
Population

2.49  
Average Household Size

35.6  
Median Age

\$60,561  
Median Household Income

6%  
No High School Diploma

26%  
High School Graduate

31%  
Some College

36%  
Bachelor's/Grad/Prof Degree

## BUSINESS

31,964  
Total Businesses

476,321  
Total Employees

## EMPLOYMENT

68%  
White Collar

19%  
Blue Collar

13%  
Services

3.2%  
Unemployment Rate

## INCOME

\$60,561  
Median Household

\$31,450  
Per Capita Income

\$123,223  
Median Net Worth

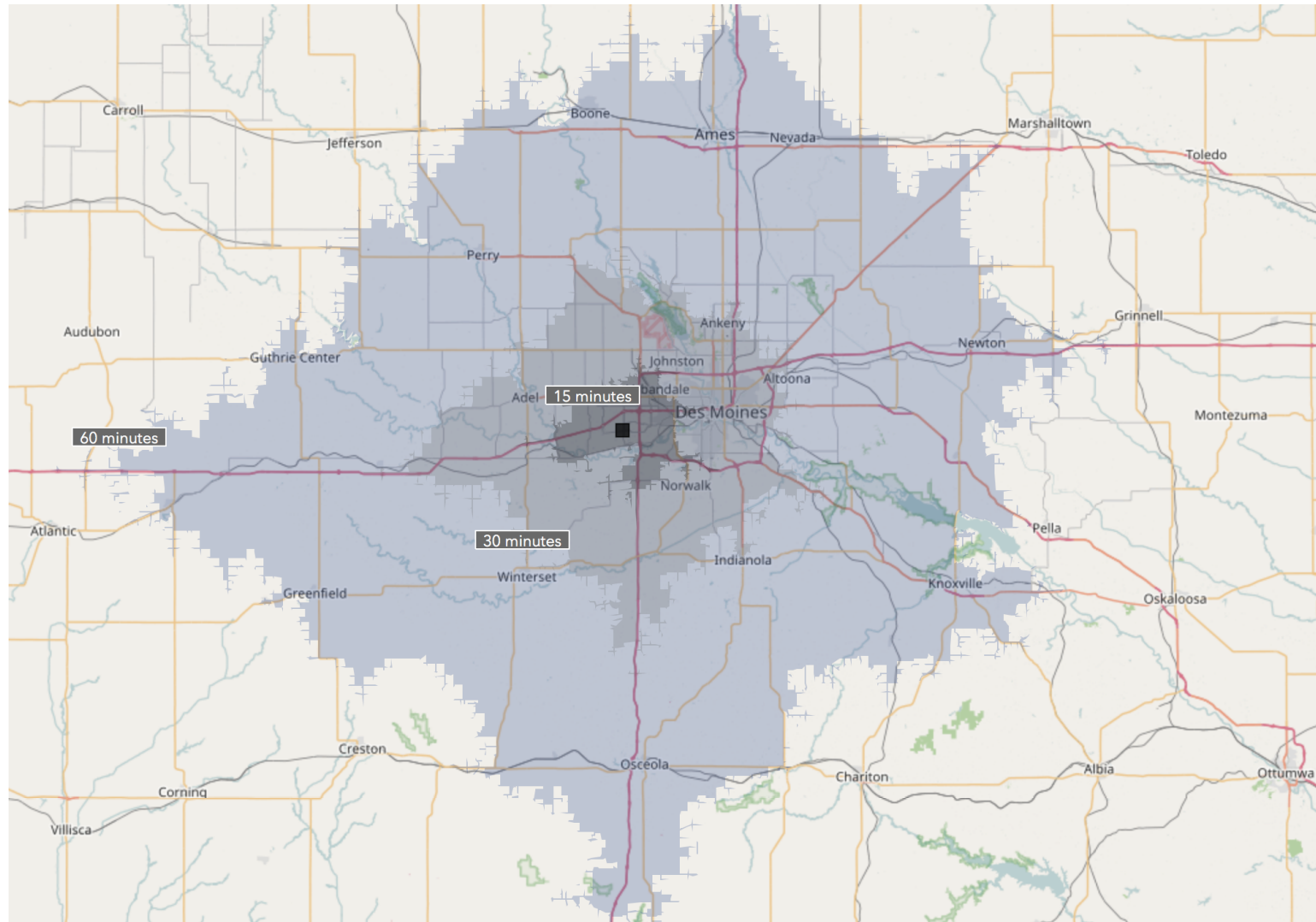
Households By Income

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$200,000+ (4.9%)

Indicator	Value	Difference	
<\$15,000	9.3%	-1.4%	
\$15,000 - \$24,999	8.7%	-2.3%	
\$25,000 - \$34,999	9.0%	-1.0%	
\$35,000 - \$49,999	12.7%	-5.4%	
\$50,000 - \$74,999	19.6%	-2.3%	
\$75,000 - \$99,999	14.4%	+0.8%	
\$100,000 - \$149,999	15.5%	+5.6%	
\$150,000 - \$199,999	5.8%	+2.7%	
\$200,000+	4.9%	+3.2%	

# DRIVE TIMES THE PARKWAYS



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