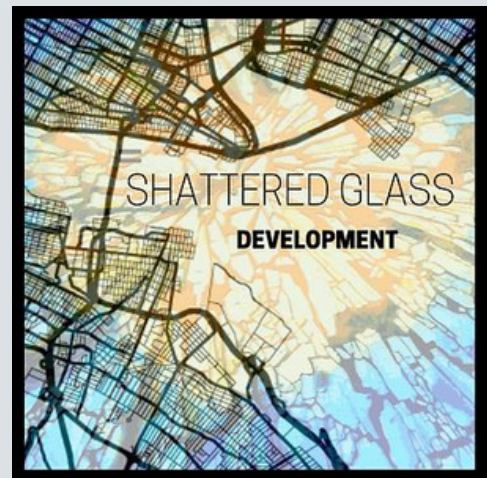


DES MOINES DOWNTOWN DEVELOPMENT SITE

204 SW 2ND ST, DES MOINES IA 50309

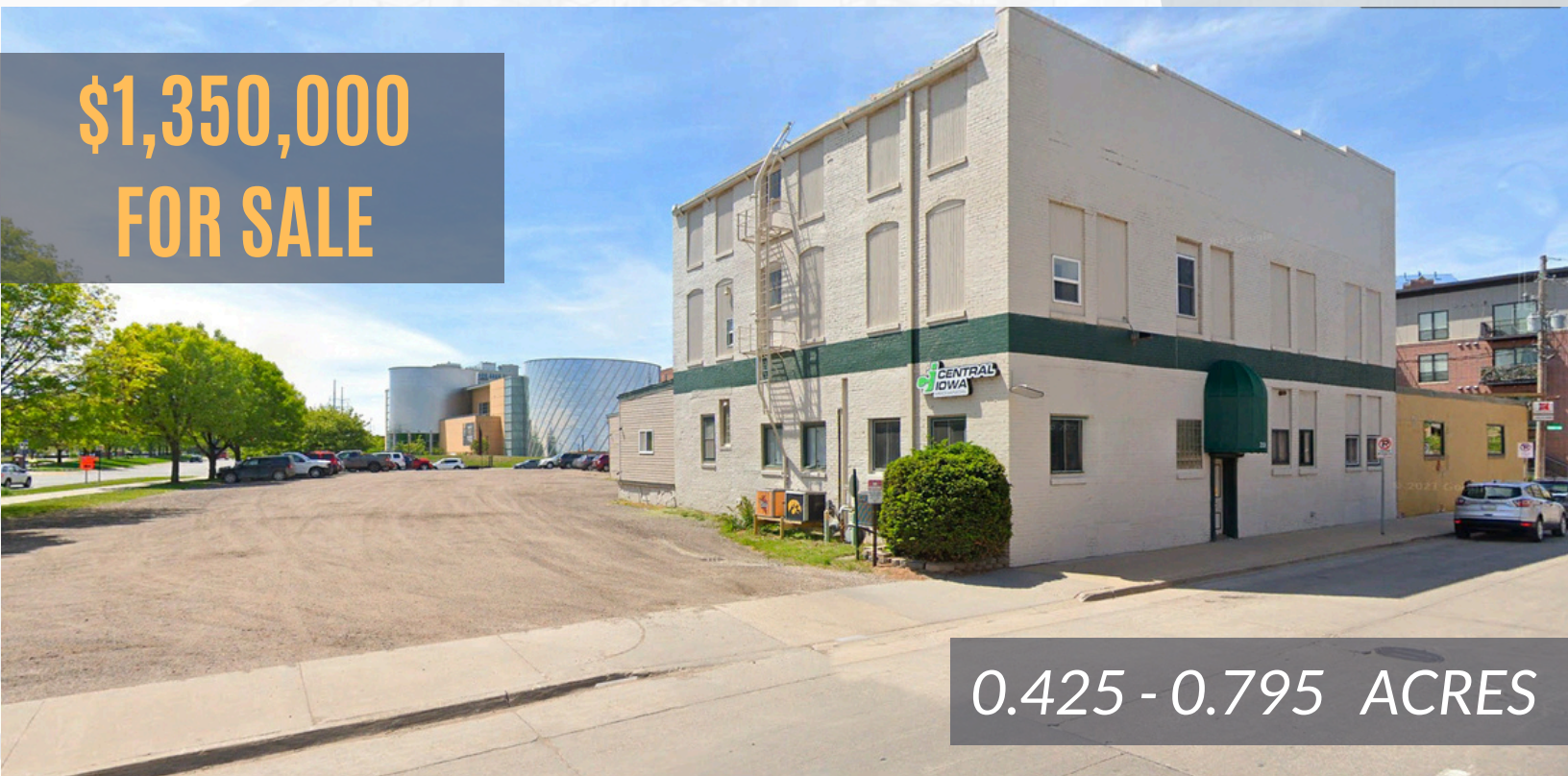
About the property:

Perfectly located in downtown Des Moines, this site is all about location! The property is surrounded by well known restaurant establishments that bring in high foot traffic. The Science Center of Iowa is just across the street and you have a perfect view of Principal Park from the site. With its prime location, this property offers endless opportunities for a variety of uses and development types. **Best ready to develop site downtown Des Moines!**



Jackie Johansen
Owner/Broker
(515) 277-0042

**\$1,350,000
FOR SALE**



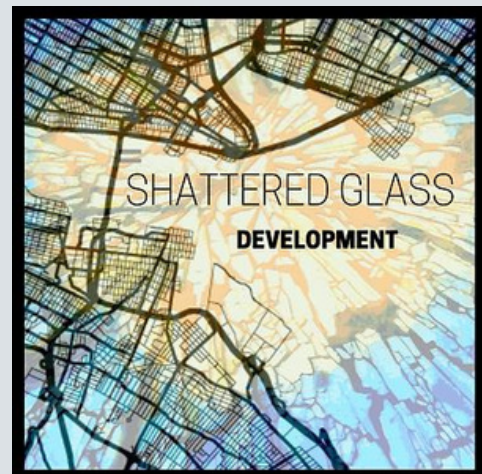
0.425 - 0.795 ACRES

DES MOINES DOWNTOWN DEVELOPMENT SITE

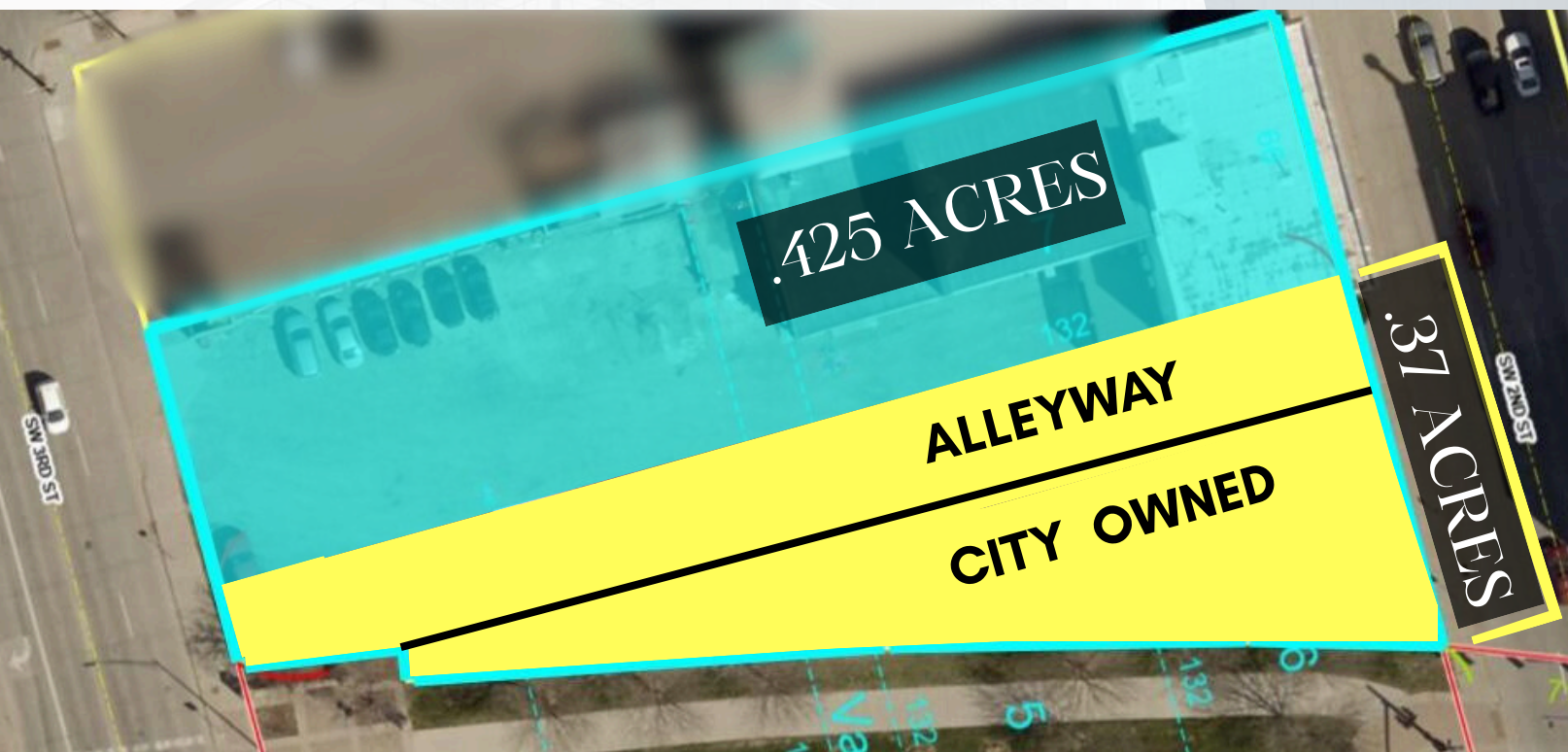
204 SW 2ND ST, DES MOINES IA 50309

About the property:

The site is .425 acres with more acres adjacent that are owned by the City of Des Moines. Potential for this site to grow to .795 AC with city land acquired. DX2 Downtown District Commercial Zoning. This zoning allows for multiple uses with great flexibility. Incentives can be negotiated with the City. We also have a long list of at least 20 incentives, tax credits and more.

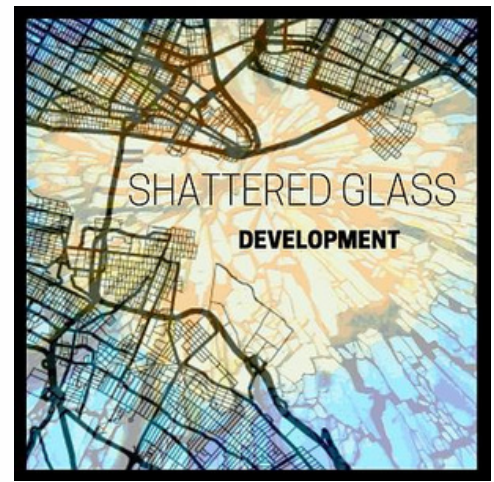


SHATTERED GLASS DEVELOPMENT is a Commercial Real Estate firm with a full range of services specializing in Site Selection, Brokerage, Development, and more, with a unique approach and a win-win methodology. Women owned and managed, Shattered Glass Development has been breaking the glass ceiling in commercial real estate industry, reshaping it to a more diverse and inclusive environment.



DES MOINES DOWNTOWN DEVELOPMENT SITE

204 SW 2ND ST, DES MOINES IA 50309



Initial Documents :

- 2022 Appraisal
- Phase I and Phase 2 ESA Report
- Survey Completed
- Geotechnical Borings
- Asbestos and LBP Report
- Alley Easement Imaging
- Alley Conveyance Document
- Alley Vacation
- Storm Sewer Right of Way Easement
- Release of Public Utility Easement
- Retracement Survey
- And more!

Likely Incentives:

- City incentives - combination of TIF and Tax abatement
- IDNR brownfield credits monetized
- 10yr residential tax abatement
- MidAmerican energy incentive
- Workforce Housing Tax Credit
- IEDA incentives
- More than 20 tax credits & energy incentives



Jackie Johansen

Owner/Broker

(515) 277-0042

Visit our website for more information



WWW.SHATTEREDGLASSDEV.COM

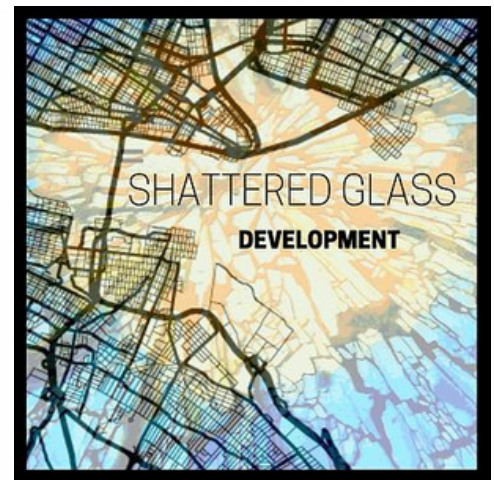
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LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

DES MOINES DOWNTOWN DEVELOPMENT SITE

204 SW 2ND ST, DES MOINES IA 50309



About Des Moines:

- #4 Most Livable Metro in the U.S. — [RentCafe, 2026](#)
- #8 Best Cultural Festival (World Food & Music Festival) — [USA TODAY, 2026](#)
- #5 Best Place for a Fresh Start — [ConsumerAffairs, 2026](#)
- #2 Top Metro for Economic Development Projects (among metros with a population of 200,000 to 1 million) — [Site Selection Magazine, Governor's Cup, 2025](#)
- #10 Best Place for Business and Careers — [Forbes, 2024](#)
- #3 Most Livable City in the U.S. — [Reader's Digest, 2025](#)
- #6 Best Place to Live for Families — [U.S. News & World Report, 2023](#)
- Top 10 Fastest-Growing Mid-Sized Metro — [Site Selection Group, 2023](#)
- #7 Lowest Cost of Living in the U.S. — [Apartment List, 2023](#)
- Top 5 Affordable City for Retirement — [Investopedia, 2025](#)

Neighborhood & Demographics:

Age demographics: Median age is 31

Family demographics: 51% of downtown residents have kids under 18

Married Couple demographics: 49%

Average Household Income: \$58,000USD

Male Population: 51.43%

Female Population: 48.54%



Jackie Johansen

Owner/Broker

(515) 277-0042



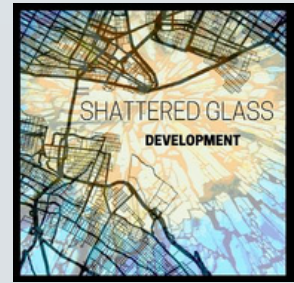
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SHATTERED GLASS DEVELOPMENT

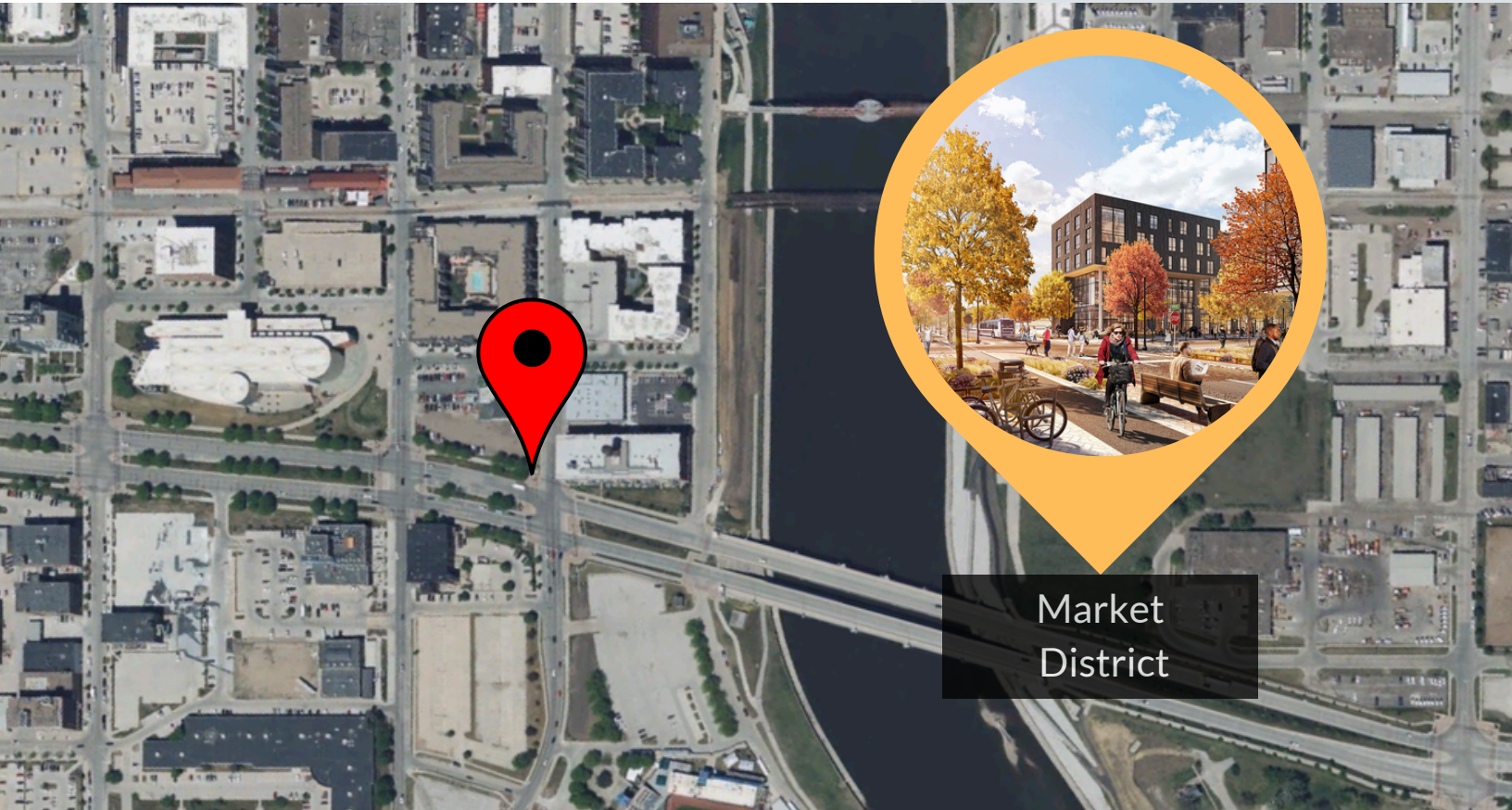
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UPCOMING DEVELOPMENTS

204 SW 2ND ST, DES MOINES IA 50309



Market District

Market District

New Entertainment Development

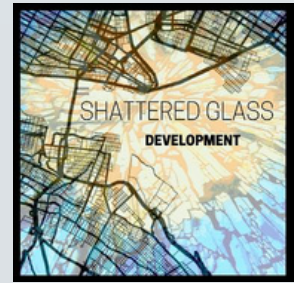
Sitting to the south of East Court Avenue next to and complementing the Historic East Village, Market District will be the site of future apartments, restaurants and entertainment.

- 3,400+ Housing Units planned
- 210,000 sqft of Office Space will be available
- 135,000 sqft of Retail Space will be available
- 7,500 Parking Stalls planned



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HIGH TRAFFIC CORRIDOR

204 SW 2ND ST, DES MOINES IA 50309



Des Moines
Farmers Market



Science Center
of Iowa



Market District

Principal Park



Science Center of Iowa

- More than 300,000 people visit the Science Center of Iowa annually
- The Science Center of Iowa Preschool serves 112 students annually

Principal Park

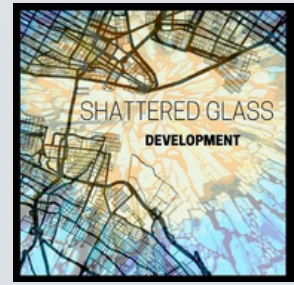
- City Council has approved spending \$5.8 million on the first phase of renovations
- Phase one of renovations include; new clubhouses, batters eye, and player parking

Des Moines Farmers Market

- Voted #2 Best Farmers Market in America
- The Market supports more than 300 vendors and welcomes an average of 25,000 people each Saturday

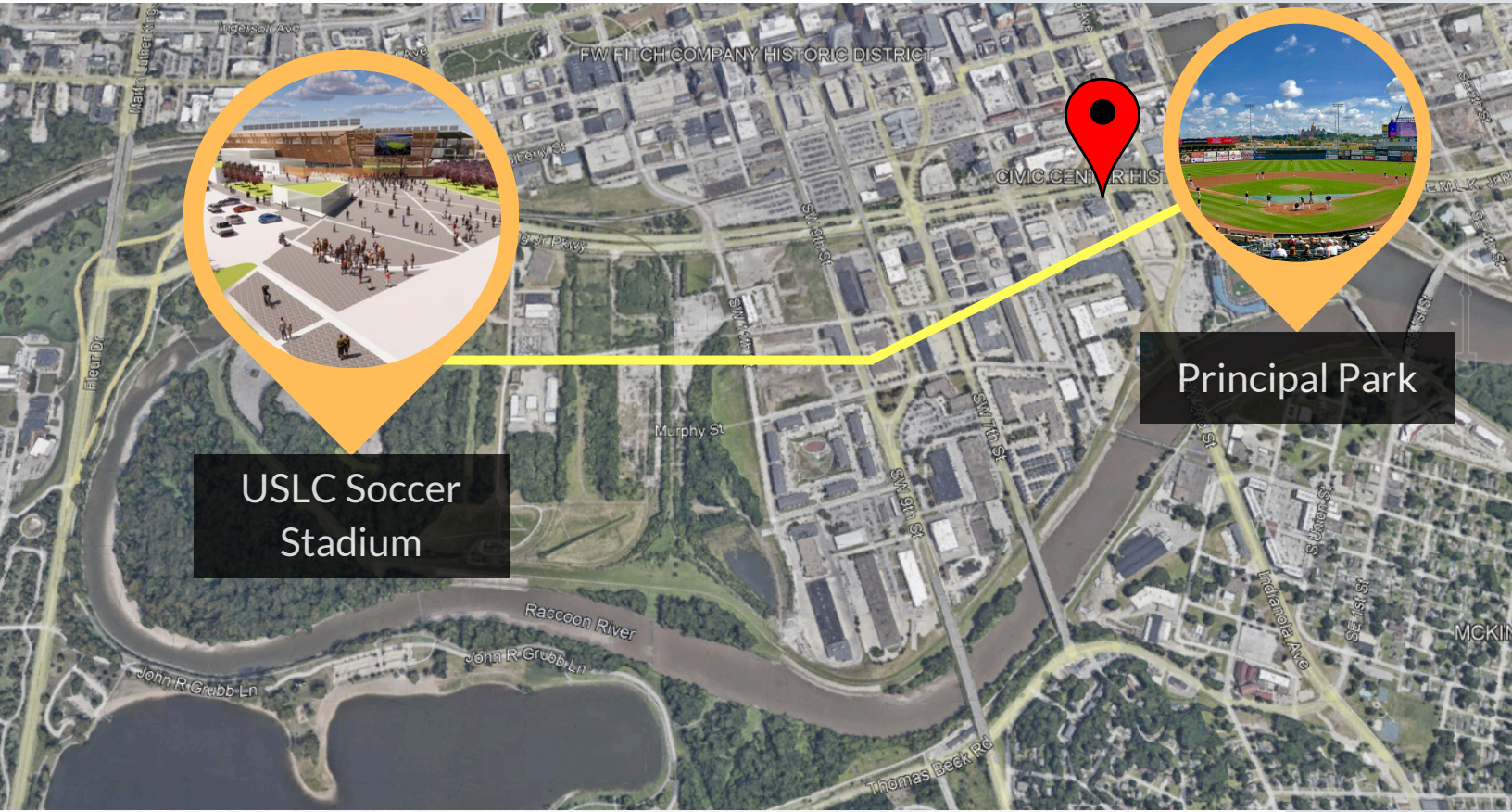
Market District

- Research and planning for the Market District began back in May of 2010
- From 2010 to 2025, Des Moines was the fastest-growing major metro in the Midwest



DES MOINES FUTURE FORWARD

204 SW 2ND ST, DES MOINES IA 50309



USLC Soccer Stadium

Principal Park

New Soccer Stadium Coming 2026/27

Pro Iowa and Krause+ plan a 6,300-seat soccer stadium and adjoining pedestrian plaza on the former Dico site in downtown Des Moines.

- A grocery store is planned for Southwest 13th and Tuttle streets on the first floor of an apartment building
- A five-story, 125-room hotel is planned for 15th Street between Ingersoll Avenue and High Street
- The city has planned to build connecting pathways and bike trails from the Soccer Stadium and Principal Park

