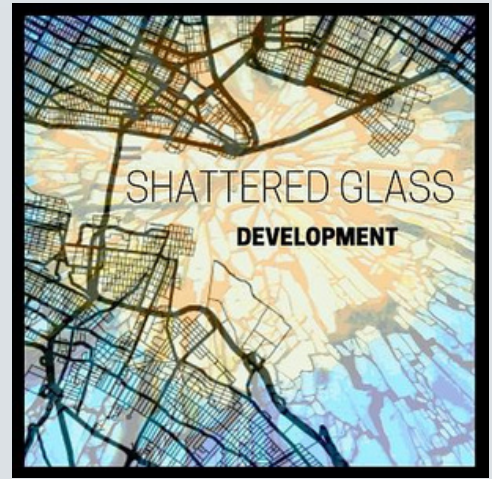


DES MOINES DOWNTOWN DEVELOPMENT SITE

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 within walking distance, 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 for businesses to thrive and succeed in.

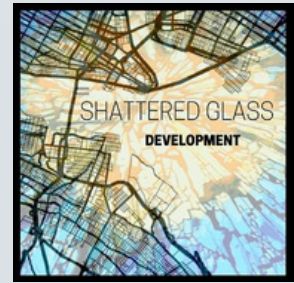


Jackie Johansen
Owner/Broker
(515) 277-0042

Upcoming Development



.77 ACRES



HIGH TRAFFIC CORRIDOR

204 SW 2ND ST, DES MOINES IA 50309



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

SHATTERED GLASS DEVELOPMENT

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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

Nearby Apartments:

- There are a total of 30 existing apartment buildings within one mile of property
- There are a total of 6 existing Senior Living facilities within one mile of property
- 3,486 total existing housing units within one mile of property
- 1,993 housing units under construction, planned and prospectively in process

Neighborhood & Demographics:

Age demographics: Median age is 25

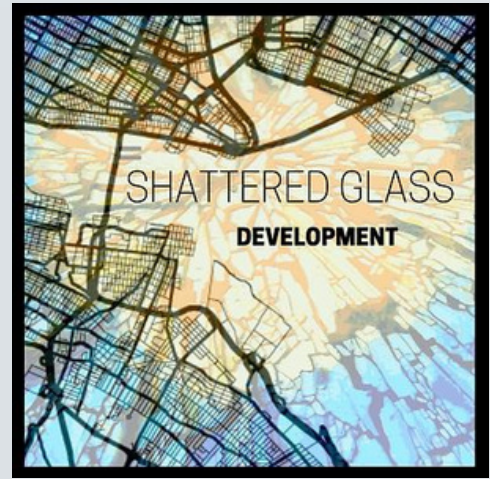
Family demographics: 51% of downtown residents have kids under 18

Married Couple demographics: 49%

Average Household Income: \$76,215

Male Population: 51.43%

Female Population: 48.54%



SHATTERED GLASS DEVELOPMENT

is a Commercial Real Estate firm with a full range of services specializing in Equity Attraction, 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.



Jackie Johansen
Owner/Broker
(515) 277-0042



Visit our website for more information

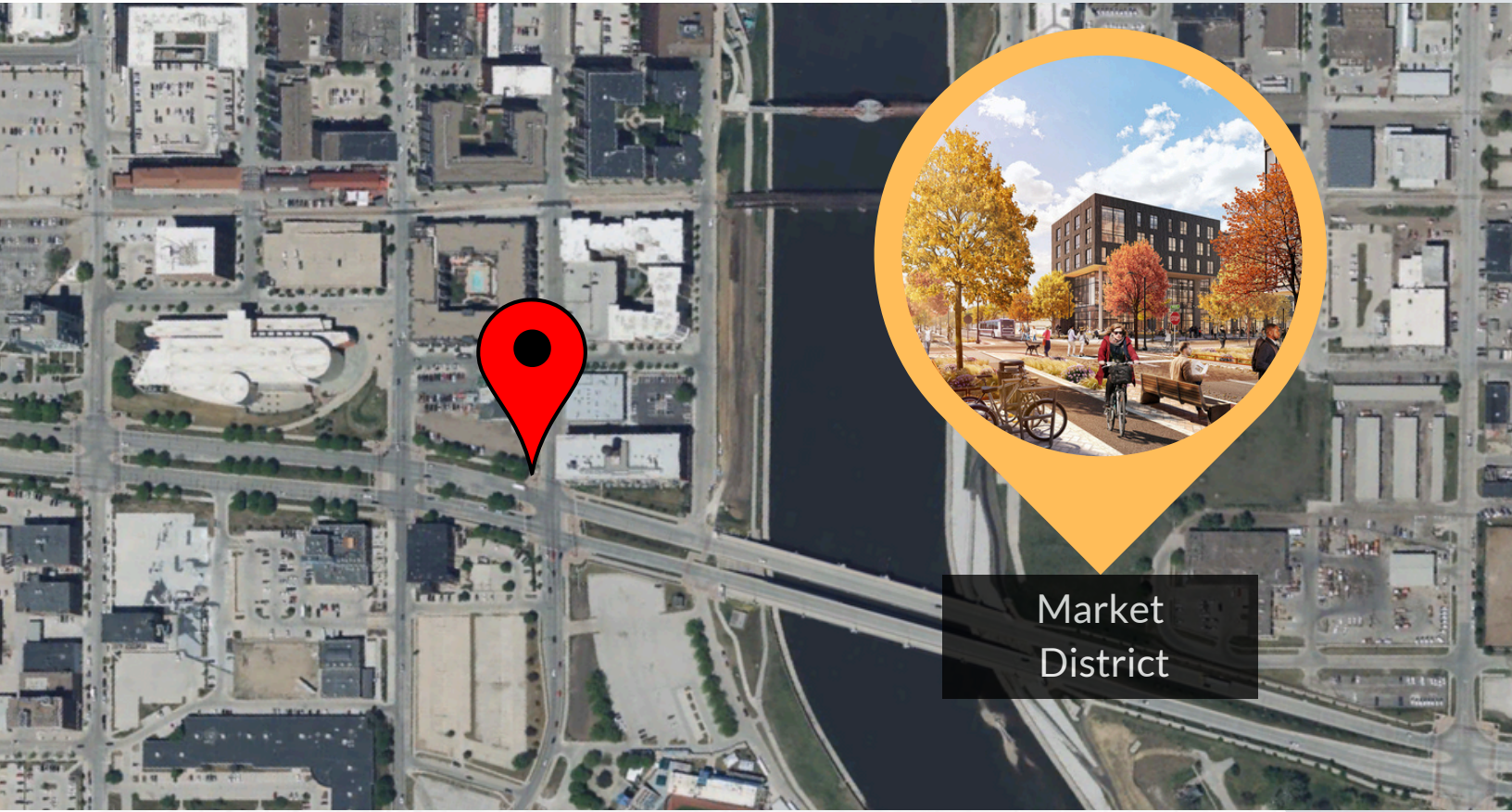
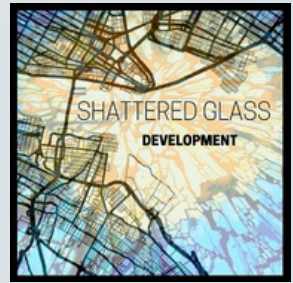
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UPCOMING DEVELOPMENTS

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

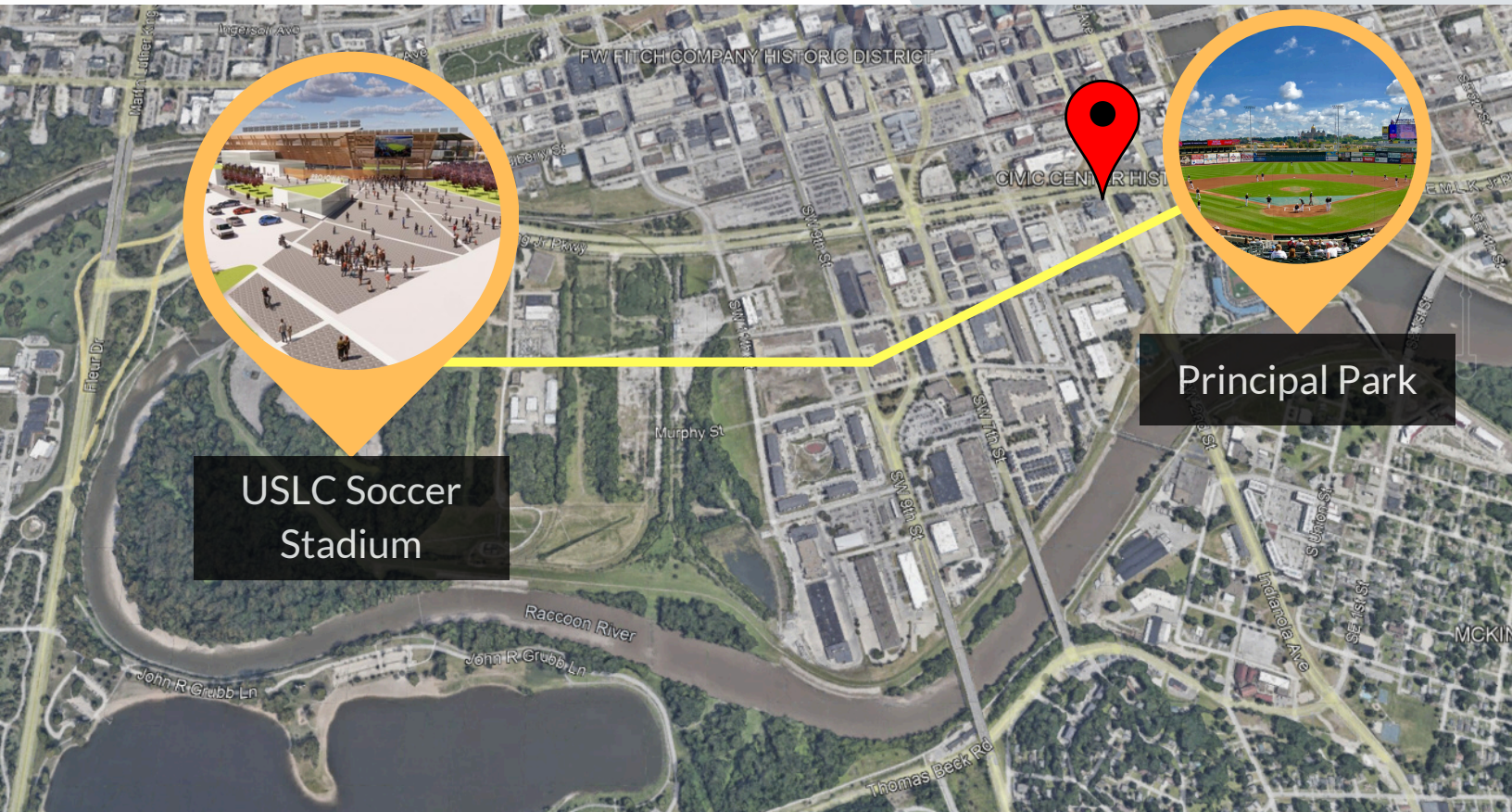
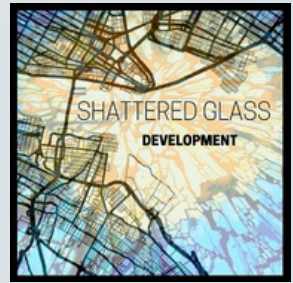


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DES MOINES FUTURE FORWARD

204 SW 2ND ST, DES MOINES IA 50309



Proposed Development

New Soccer Stadium Coming 2025/26

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



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