

## Denny Elwell - 10303 NW 62nd Avenue

Available Acres: 2.3

### Address:

10303 NW 62nd Avenue  
Johnston, IA 50131 (Polk)

### Property and Area Description:

For Sale - Development Ground  
-2.301 Acres  
-\$4.35/SF  
- Hard Corner Lot  
- East of Highway 141  
- Easy Access to I-35  
- Zoned PUD with allowable C-2 and PC with R-4 available for second story mixed development  
- Just south of new Johnston High School  
- All utilities to site



### Site Details:

Available Acres: 2.3	Adjacent Avail. Acres: 0
Topography:	Setting: Single Site
Zoning: Commercial, Residential	Within City Limits: Yes

### Transportation:

Nearest Interstate: Interstate 35	Distance (miles): 2
Nearest 4-Lane Highway: Highway 141	Distance (miles): 1
Nearest Commercial Airport: Des Moines International Airport	Distance (miles): 20
Rail Served: No	

### Utilities:

Electric Distribution: MidAmerican Energy Company  
Natural Gas Distribution: MidAmerican Energy Company  
Water: City of Johnston  
Sewer: City of Johnston

### Contact:

David Maahs  
Greater Des Moines Partnership  
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### Owner / Broker

Denny Elwell Company  
Carson Hughes  
515-964-1587  
chughes@dennyelwellcompany.com

### Offering:

Sale Price: \$4.35/SF