THE KataLYST TEAM by KW

919 Greene St.

ADEL, IA 50003



PROPERTY OVERVIEW

KataLYST Commercial by KW is pleased to exclusively market for sale this .40 acre parcel located at **919 Greene St in Adel, IA**, one of the fastest-growing communities in the Des Moines metro, with population up roughly 14% since the 2020.

The site sits along Greene St with daily traffic counts of approximately 7,500 vehicles per day and quick access to the Des Moines metro via Hwy 6 or access to Interstate-80 via Hwy 169.

The ideal location makes it a strong fit for an owner-user looking to build their own office and maximize visibility on a high-traffic corridor, or for an investor/developer to construct and lease out a small multi-tenant office or retail building.

FOR SALE

Offering Summary	
Address	919 Greene St.
City, State, Zip Code	ADEL, IA 50003
Price	$239,000
Price / SF	$13.72
Lot Size	0.40 Acres
Frontage	$132
Traffic Count	7,500+
Signal Intersection	No
Utilities	Yes
Permitted Uses / Zoning:	Commercial

JARED HUSMANN
PRESIDENT, THE KATALYST TEAM
License: B63372000

+1 (515) 639-0145
jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266
www.katalystteam.com

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PROPERTY PHOTOS









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LOCATION MAP



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DEMOGRAPHICS

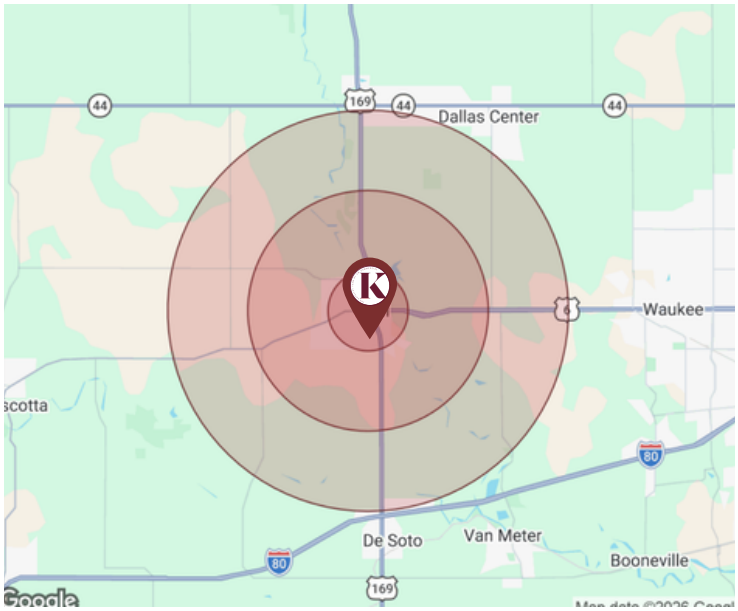
Population	1 Mile	3 Miles	5 Miles
Male	2,660	3,869	4,480
Female	2,545	3,745	4,380
Total Population	**5,205**	**7,614**	**8,860**

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,666	6,851	8,014
Black	101	139	148
Am In/AK Nat	6	8	9
Hawaiian	N/A	N/A	N/A
Hispanic	231	326	362
Asian	108	151	163
Multiracial	93	139	159
Other	1	3	4

Housing	1 Mile	3 Miles	5 Miles
Total Units	**2,226**	**3,229**	**3,740**
Occupied	2,052	2,977	3,447
Owner Occupied	1,496	2,210	2,611
Renter Occupied	417	2,503	6,390
Vacant	230	1,370	4,631

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,137	1,657	1,911
Ages 15 - 24	527	773	904
Ages 25 - 54	2,168	3,118	3,577
Ages 55 - 64	598	891	1,065
Ages 65+	777	1,175	1,402

Income	1 Mile	3 Miles	5 Miles
Median	$93,998	$97,729	$100,746
Under $15k	147	205	218
$15k - $25k	60	86	99
$25k - $35k	102	141	158
$35k - $50k	233	321	356
$50k - $75k	355	494	560
$75k - $100k	169	266	318
$100k - $150k	537	771	883
$150k - $200k	266	403	483
Over $200k	182	290	371



TO LEARN MORE ON THIS PROPERTY

SCAN THE QR CODE

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