

DEVELOPMENT SUMMARY

Meredith Pointe, Urbandale, IA



SIGNATURE
COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY



Signature Commercial Real Estate acquired approximately 20 acres of development ground in Urbandale, Iowa in 2001. Perfectly positioned in a strategic corridor of the City of Urbandale identified as the Urban Loop, the ground is located at the northeast corner of the major signalized intersection of Meredith Drive and NW Urbandale Drive. Signature retained this development ground over several years while key municipal initiated infrastructure projects were completed including utilities, roadways and interstate interchanges which accelerated development within this commercial corridor. Signature Commercial Real Estate considered a variety of development concepts for this parcel of ground, but in 2017 a full development plan was

created after being approached by a long-term tenant of another Signature property about an industrial build-to-suit opportunity. Construction of Meredith Pointe commenced in 2018, after many months of working with the City of Urbandale on amending the zoning for the property and procuring all other associated entitlements; cooperating with representatives of the homeowners association of an adjacent multi-family townhome complex with regard to the development concepts; and negotiating terms for the build-to-suit opportunity. This project was completed in 2019 and today Meredith Pointe is a "Class A" business park comprised of three buildings totaling over 200,000 SF and occupied by local, regional, and national tenants.



Signature Commercial Real Estate
4701 121st Street - Urbandale, IA 50323
www.SignatureRES.com

PROPERTY DETAILS



Property Address:

4601-4701 NW Urbandale Dr. Urbandale, IA

Year Acquired:

2001

Land Size:

20+ Acres

Year Developed:

2018 - 2019

Buildings:

3

Total Buildings SF:

236,800 SF

Prior Use:

Undeveloped

Current Use:

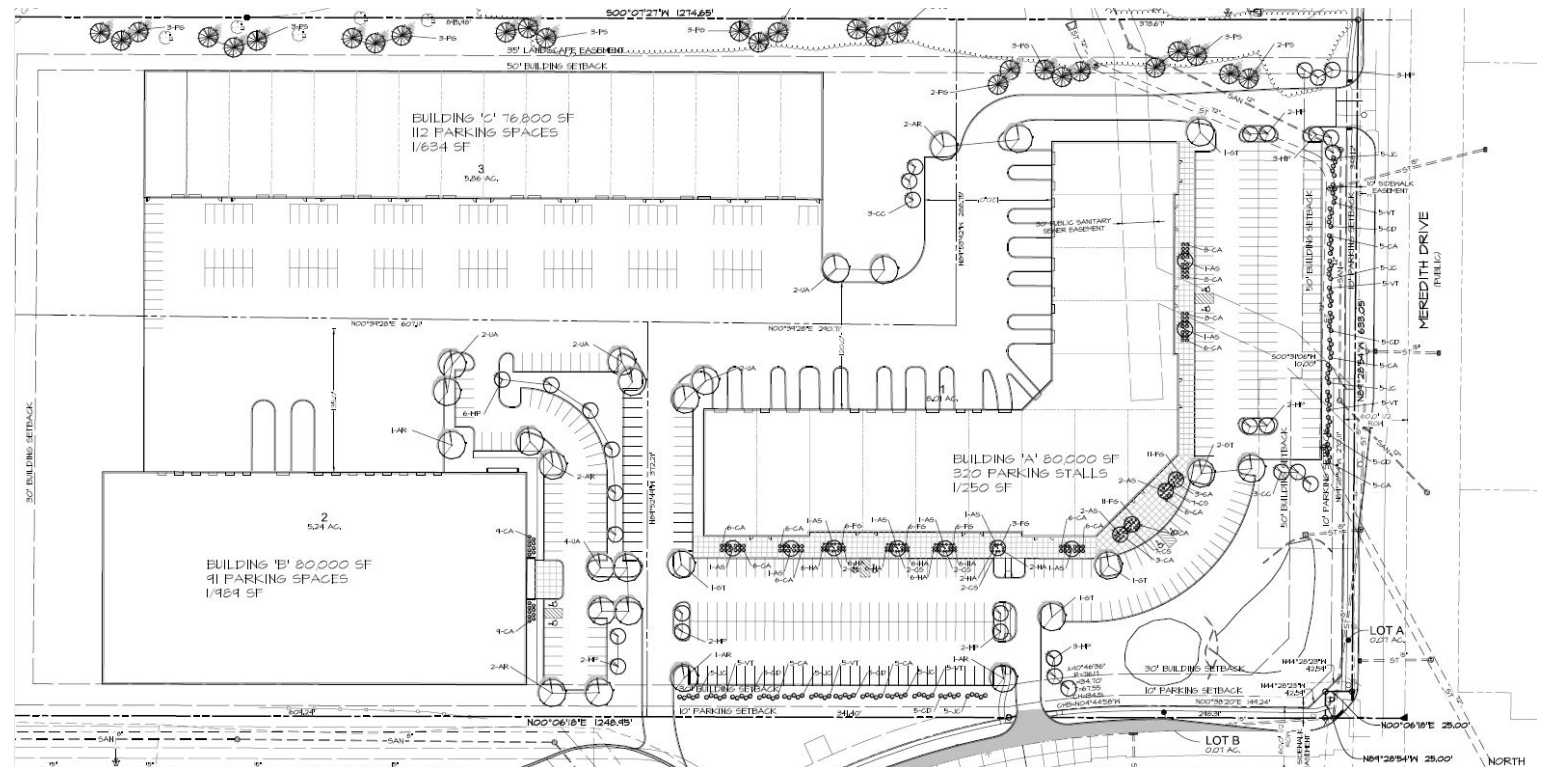
Class A Flex/Warehouse

Zoning:

PUD (City of Urbandale)

Occupancy:

100% Leased



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PHOTOS



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PHOTOS



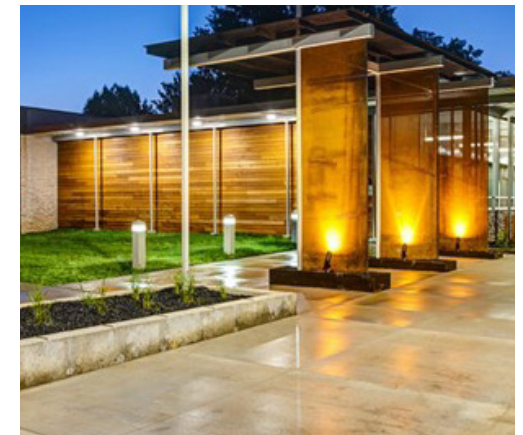
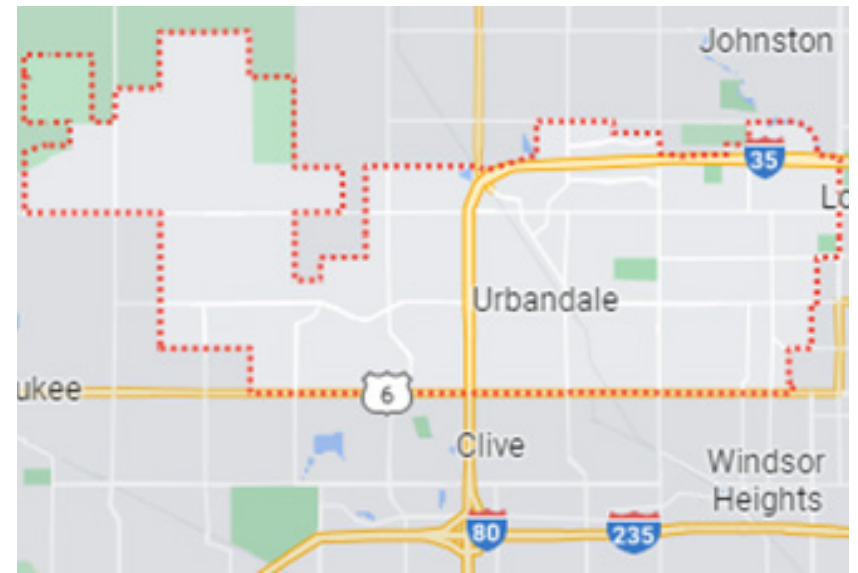
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ABOUT THE AREA

Urbandale

Urbandale has a population of 45,580 residents, and is one of the fastest growing suburbs of the capital city Des Moines. This includes having one of the lowest city tax rates in Iowa, for cities with a population over 15,000. Urbandale is a developed city, with the most access points to I-35/I-80 in the Des Moines Metropolitan Community. Urbandale is a leader in economic growth for the state of Iowa. Having a low cost of living, and having quick access to the many amenities that Des Moines has to offer, Urbandale is a place that young professionals are flocking to. With a steady growth in the work force, and an unbeatable location for transportation, Urbandale is one of the premier cities for business in Iowa.

The DSM Metro was ranked as the 7th best place to live in the United States, and the best place to live for a high salary with a low cost of living.



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