

NORTHSTAR LAND **FOR SALE**

7315 SE Four Mile Drive, Ankeny, IA 50023

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Licensed in IA

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PROPERTY DESCRIPTION

Developed commercial and flex use industrial lots located approximately one mile east of the I-35 and Corporate Woods interchange in Ankeny IA. This property offers many opportunities for development including corporate campus, warehousing, flex industrial warehouse, or commercial flex office use. An A+ location with convenient access to I-35 and I-80 for trucking, transportation and ease of accessibility needs. New development and expansion in the immediate areas include: Casey's truck stop, Amazon Distribution facility, Pure Foods Corporation, Kreg Enterprises, Northstar Power and Equipment, and Housby Trucking to name a few. Owner is interested in Build To Suit opportunities for qualifying prospects.

LOT 1: 7315 SE FOUR MILE DRIVE		LOT 2: 3111 SE 72ND	
Sale Price:	$1,620,432	Sale Price:	$1,937,723
Lot Size:	6.197 Acres	Lot Size:	7.414 Acres

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	369	16,756	98,390
Average Age	60.5	38.5	36.1
Average Age (Male)	67.7	39.7	35.4
Average Age (Female)	53.8	38.9	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	162	6,786	39,389
# of Persons per HH	2.3	2.5	2.5
Average HH Income	$70,585	$69,637	$73,133
Average House Value	$146,138	$167,103	$162,854

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LISTING AGENT



DIRECTOR OF REALTY

JUSTIN WASHBURN

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