

FOR SALE

401 SNYDER DR

401 SNYDER DRIVE BUILDING B-H HUXLEY, IA 50124



PROPERTY DESCRIPTION

Newly Constructed Contractor Condos Available for Sale

Six (6) units per building | 1,650 SF each (50' x 33') | Build-to-suit options

Ideal for contractors, business owners, or anyone needing a dedicated workspace and storage solution. All six units in this newly constructed building are available for sale and can be customized to fit your needs.

Additional Opportunity: Owner will sell the remaining land — including plans for 7 additional buildings — for \$1,000,000.

PROPERTY HIGHLIGHTS

- 14'x 14' overhead door
- Stubbed for restroom
- Radiant Heat
- 2 miles off I-35
- 20 minutes from Ames and Des Moines

OFFERING SUMMARY

| | |
|-----------------------------|------------|
| Sale Price per Unit: | \$198,000 |
| Number of Units: | 6 - 42 |
| Lot Size: | 6.41 Acres |
| Building Size: | 9,900 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Households | 156 | 1,415 | 3,378 |
| Total Population | 424 | 3,934 | 8,856 |
| Average HH Income | \$135,316 | \$136,908 | \$124,019 |



fergusoncres.com

NATHAN PETSCHKE

515.867.4964

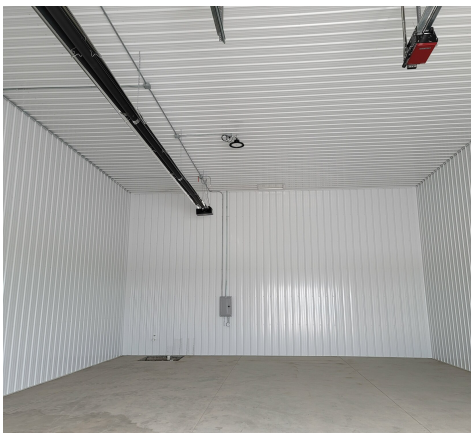
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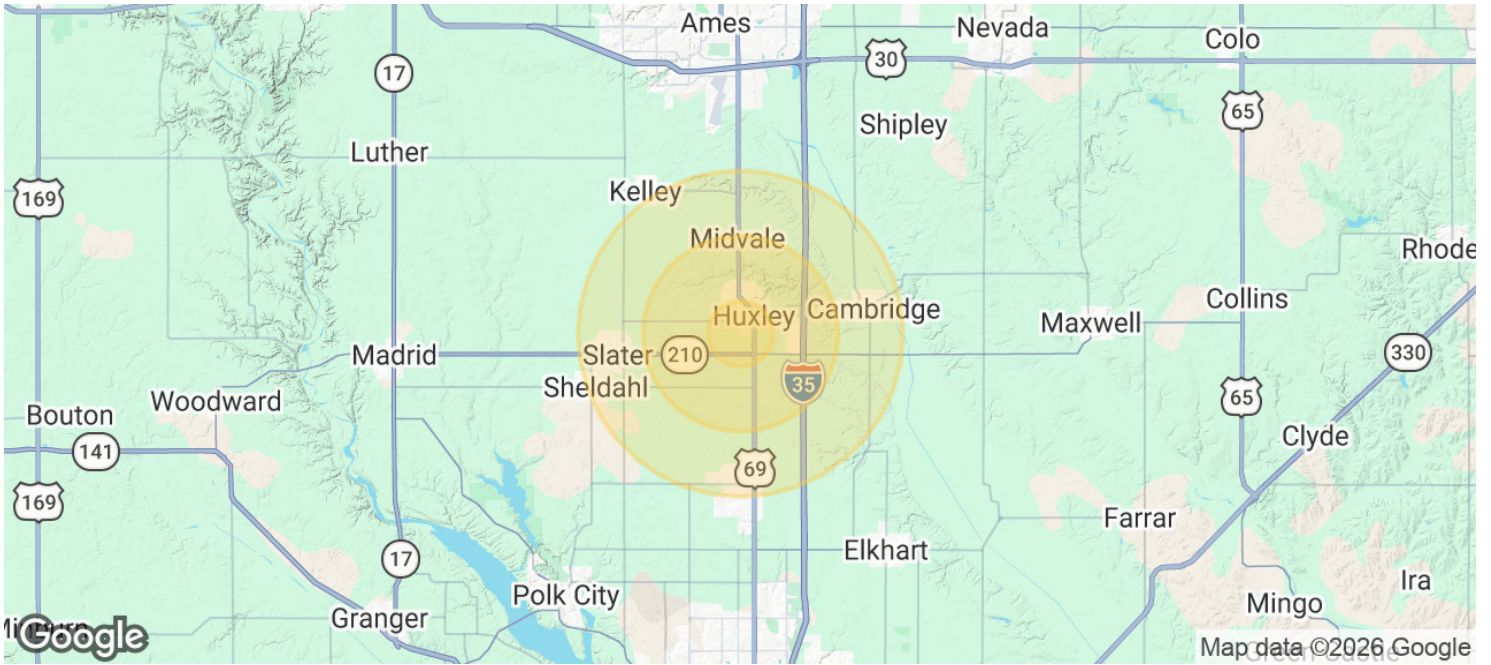
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 424 | 3,934 | 8,856 |
| Average Age | 36.5 | 36.3 | 37.8 |
| Average Age (Male) | 34.6 | 34.7 | 36.7 |
| Average Age (Female) | 37.7 | 37.2 | 38.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 156 | 1,415 | 3,378 |
| # of Persons per HH | 2.7 | 2.8 | 2.6 |
| Average HH Income | \$135,316 | \$136,908 | \$124,019 |



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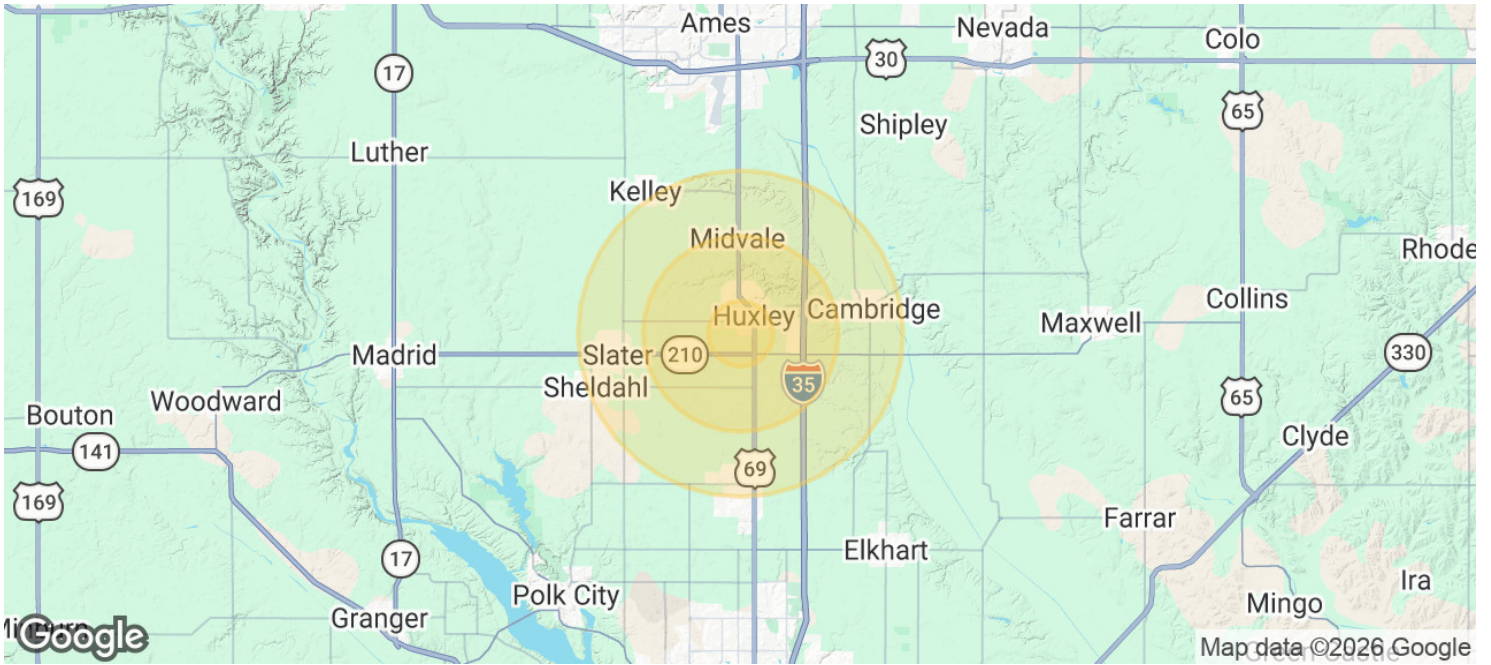
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Average House Value

\$305,186

\$301,819

\$281,687

2023 American Community Survey (ACS)



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