



**FRIEDRICH
REALTY**

Commercial Land

2400 SE 16th St.
Ames, IA 50010

FOR SALE



**Available
Commercial Land:
3.07 Acres**

**Asking Price:
\$1,137,000**

CONTACT

Mike Purcell

📞 515-231-6083

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PROPERTY HIGHLIGHTS

- Prime commercial positioning within a dominant, high-traffic retail and hospitality corridor
- Surrounded by established national and regional hotels, restaurants, and complementary commercial users
- Flexible HOC zoning allowing for a broad range of commercial development strategies
- Exceptional frontage and visibility along US Highway 30, maximizing exposure and branding potential
- Strategic location just off Interstate 35, delivering strong regional access and sustained traffic flow

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