



# Premiere I-35 Ankeny Development Site

I-35 & First Street  
Ankeny, Iowa



## Property Information

Interstate 35 frontage at the newly rebuilt First Street exit in fast growing Ankeny. Ankeny currently ranks 10<sup>th</sup> on the list of fastest-growing cities in the United States and is a major hub for companies moving goods and providing services throughout the state and nation. Over 70,000 vehicles pass this location daily making it one of the busiest in the Iowa. Located 4 miles north of the East Mixmaster of I-80 and I-35 with easy access to Minneapolis, Kansas City, Omaha and the Quad Cities. Building sites from 2-14 acres for offices, hotels, retail, flex or distribution. Owner will consider build to suit or ground leases.

## Demographics



**Rich Eychaner**  
rich@eychanerproperties.com

**Andy Burton**  
andy@eychanerproperties.com

	<i>One</i>	<i>Three</i>	<i>Five</i>
<b>Population</b>	9,009	32,719	55,231
<b>Households</b>	3,750	13,045	21,406
<b>Average Age</b>	31.1	32.3	33.1



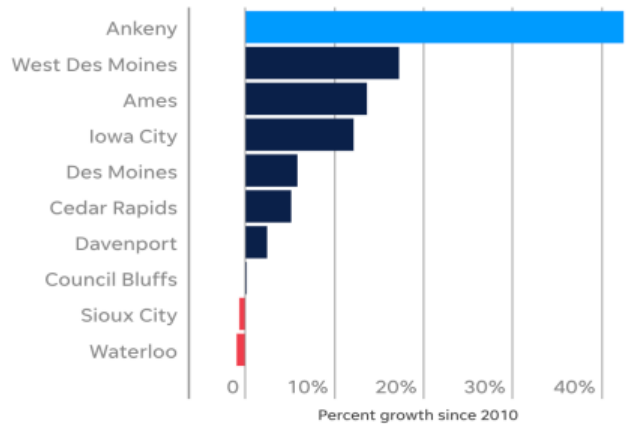
- *5 minutes to the East Mixmaster*
- *20 minutes to downtown Des Moines*
- *25 minutes to West Des Moines*
- *30 minutes to Des Moines International Airport*



*The newly rebuilt First Street exit keeps traffic flowing smoothly off Interstate 35 with an easy transition onto SE Creekview Drive.*

## Ankeny, Iowa

- Average household income of \$81,627
- Median property value of \$210,000
- Growing at a rate of 5.46% annually
- Fastest growing city in the Midwest



Source: U.S. Census Bureau. Updated May 23, 2019.



**Rich Eychaner**  
rich@eychanerproperties.com

**Andy Burton**  
andy@eychanerproperties.com

**515-262-0000**

**eychanerproperties.com**

Information listed is believed accurate, but is not guaranteed. Buyer/Lessee should independently investigate all factors to ensure satisfaction with property before completing an offer. Eychaner Properties will present any reasonable written offers to owner.