



7.04 acres
For Sale or Build to Suit

Chapman Business Park

NE 66th Ave. & SE Delaware Ave. | Ankeny, Iowa 50021



Availability overview

- Available: 7.04 acres
- Sale price: \$4.50 PSF (\$1,379,980.80)
- Building size: Facilities up to 37,500 SF

Property overview

- Zoning: Light Industrial (M-1)
- Optimal access onto Delaware Avenue
- Close-proximity to Interstate 35

7.04 acres



Chapman Business Park

Property details

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Zoning: Light Industrial (M-1)

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- Close-proximity to Interstate 35

Access: Interstate 35 < 0.5 miles
Interstate 80 < 2.3 miles
Interstate 235 < 2.5 miles

Regional proximity: Ames | 28 miles
Cedar Rapids | 115 miles
Omaha | 140 miles



± 0.5 miles
to I-35



± 1.2 miles
to I-80



± 1.2 miles to FedEx
freight facility



± 1.2 miles to UPS
freight facility



± 2.5 miles to Ankeny
Regional Airport



± 13.4 miles to Des
Moines Int'l. Airport

Site plan



7.04 acres

Chapman Business Park



Demographics



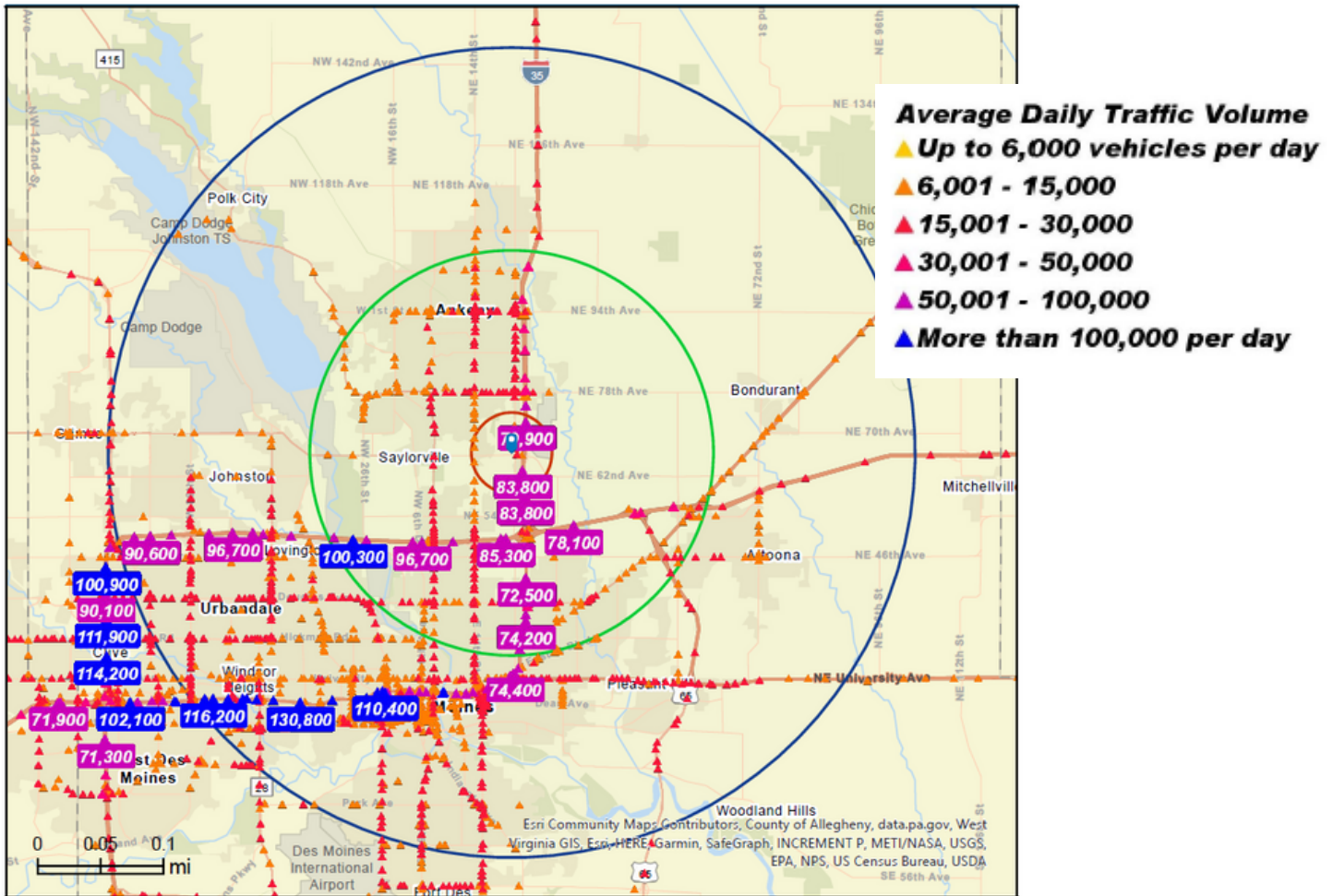
Population	3 Mile	5 Miles	10 Miles
Total population	23,781	101,564	403,638
Median age	37	37	36
Population annual rate (2023-2028)	0.84%	0.64%	0.67%



Households & income	3 Mile	5 Miles	10 Miles
Total households	9,034	39,872	162,475
Average households income	\$109,931	\$97,259	\$100,785

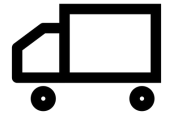
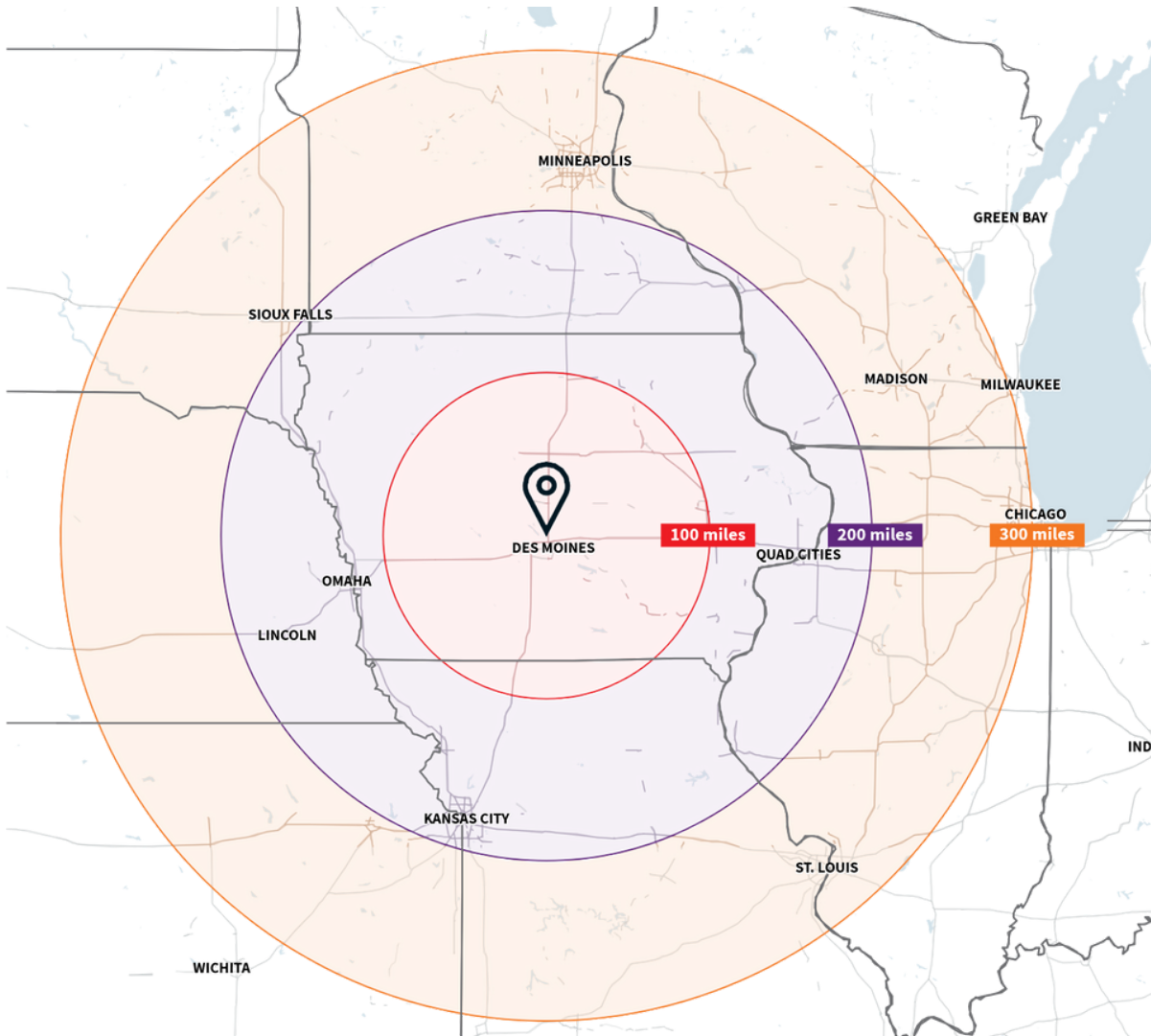
Demographic data based on Esri forecasts for 2023

Traffic counts



NE 66th Ave. & SE Delaware Ave.

Ankeny, Iowa 50021



**Omaha,
Nebraska**
2 hours

**Kansas City,
Missouri**
3 hours

**Minneapolis,
Minnesota**
3.5 hours

**Chicago,
Illinois**
5 hours

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