

LAND FOR SALE

# 7315 SE Four Mile Dr.

Ankeny, IA 50023



## 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

## OFFERING SUMMARY

Sale Price:	\$1,620,432
Lot Size:	6.2 Acres

Blake Pagliai 515-720-6215  
Justin Washburn 515-238-4528

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# Northstar Power Industrial Land

7315 SE Four Mile Dr., Ankeny, IA 50023



CALIBER  
REALTY



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## ANKENY, IA

U.S. Census Bureau data shows Ankeny as one of the country's fastest-growing cities. Ankeny added 2,400 residents from April 2020 to July 2021, making it the second-largest city in the metro behind Des Moines proper. The Prairie Trail Neighborhood serves as an anchor to the community, providing residents access to ample living, dining, shopping, and entertainment options. As development opportunities become few in the heart of Ankeny, opportunities abound on the North and East sides of city limits.



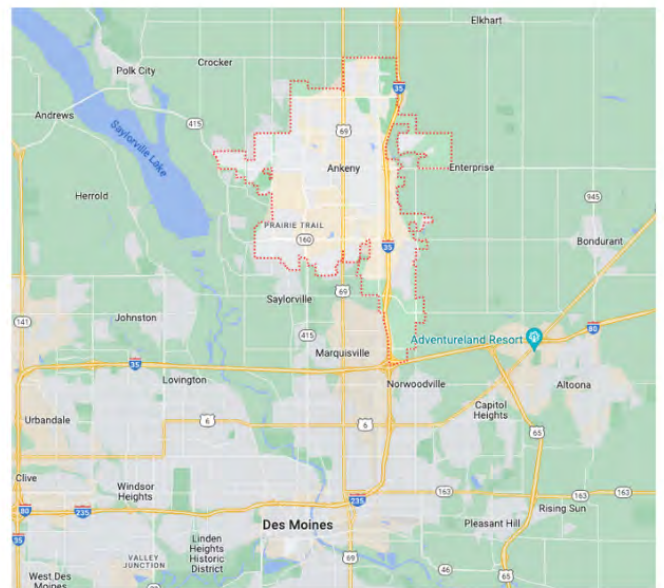
Population: 72,222



25,591 Households



Median Household  
Income: \$92,959



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## DES MOINES METRO

According to the 2021 estimates released by the U.S. Census Bureau, Greater Des Moines is the fastest-growing major Midwest metro in percentage of population growth. The Des Moines – West Des Moines Metropolitan Statistical Area (MSA) grew from 606,475 residents in 2010 to 719,146 residents as of July 1, 2021, an increase of 18.6%.



291,147 Households



Median Age: 36.7



Median Household Income:  
\$74,208



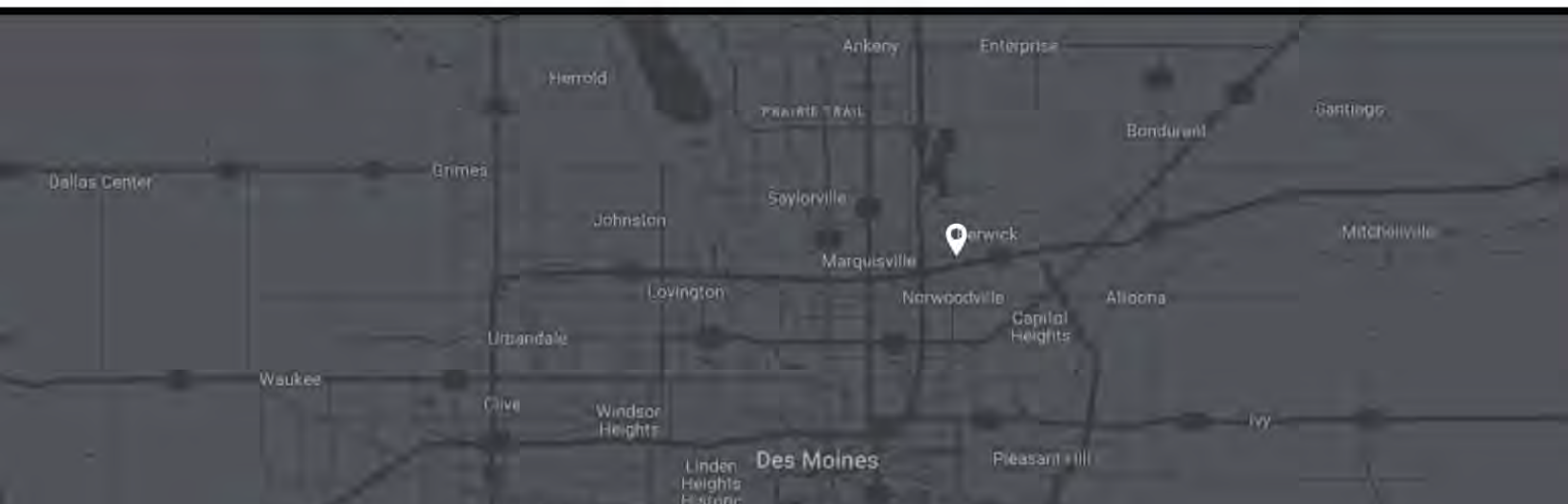
Unemployment Rate: 2.8%



Total Employed Workforce:  
357,259

### Publication Rankings

- **#5 Best Places to Live in the U.S. for Families — U.S. News & World Report, 2022**
- **#14 Best Place to Live in the U.S. — U.S. News & World Report, 2022**
- **#12 Most Affordable Place to Live in the U.S. — U.S. News & World Report, 2022**
- **Top 10 Most Neighborly City in America — Neighbor Blog, 2022**
- **Top 25 Up-and-Coming Tech Market — CBRE, 2022**
- **Top 20 Tech City for IT Jobs — CompTIA, 2022**

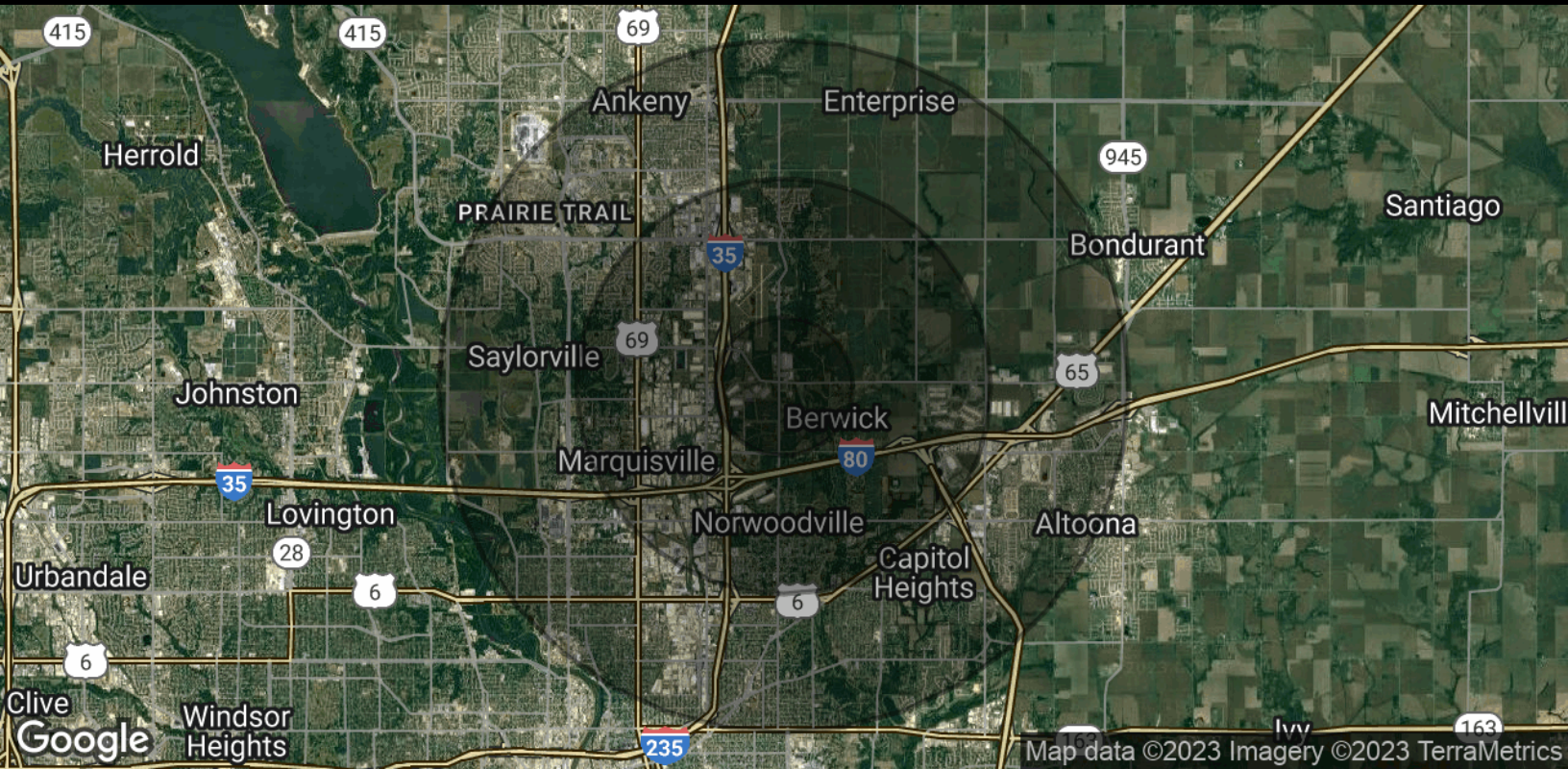


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**CALIBER**  
REALTY



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

\* Demographic data derived from 2020 ACS - US Census