

FOR SALE



KNAPP
PROPERTIES

WALNUT RIDGE

Urbandale, Iowa 50322
*South of Douglas Avenue &
East & West of 111th Street*

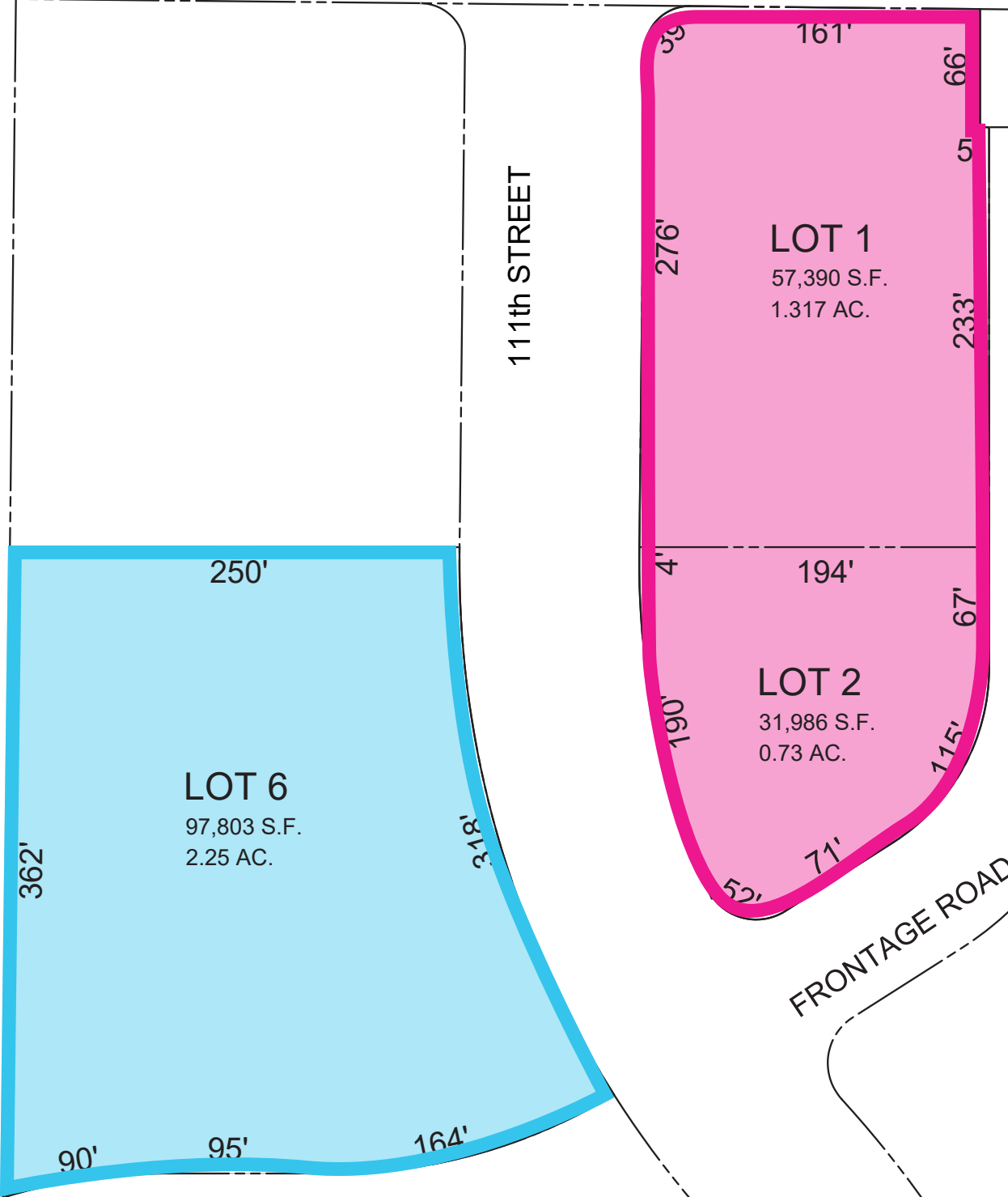
Development Land For Sale
4.3 Acres +/-

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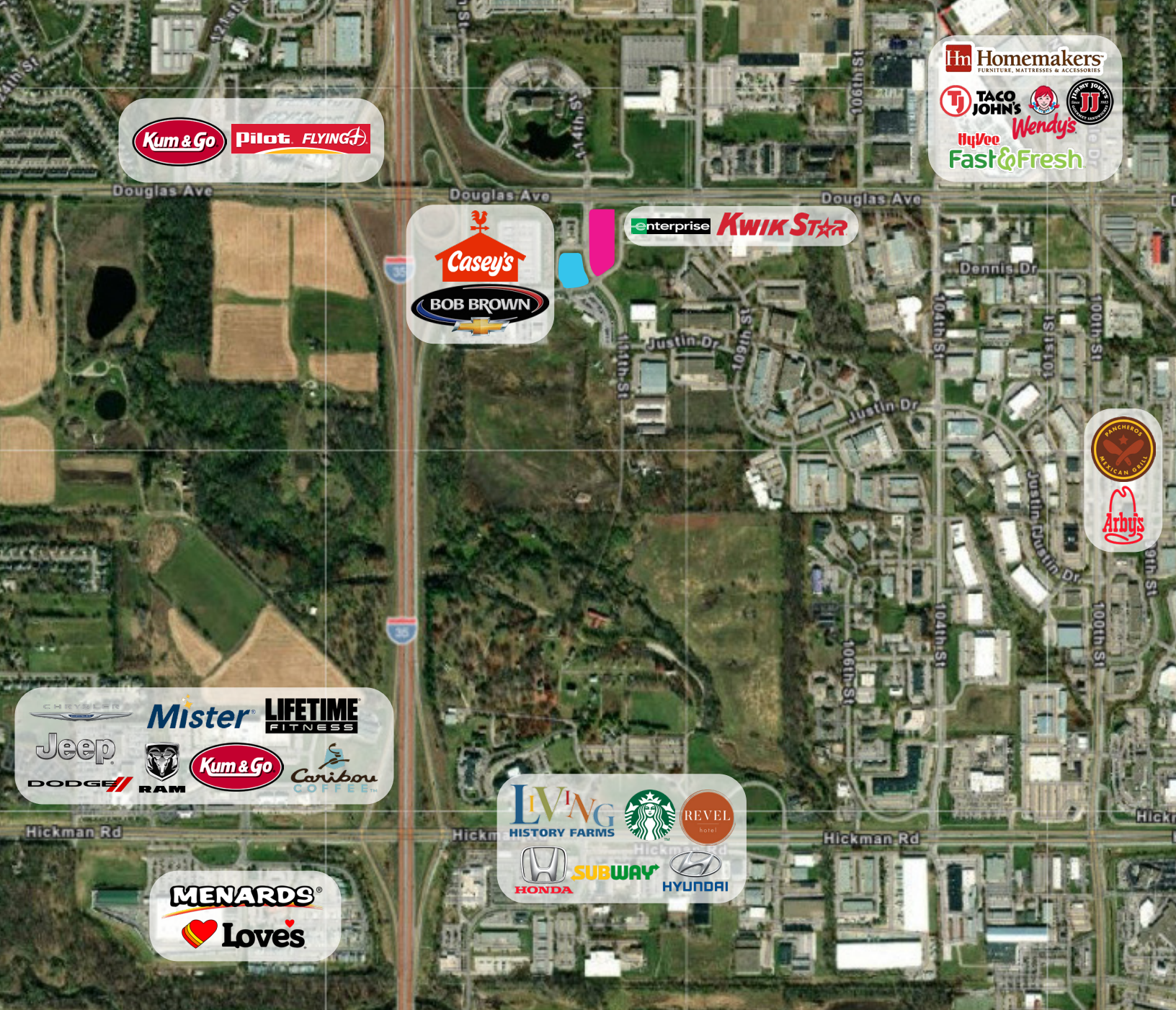
WALNUT RIDGE FOR SALE

DOUGLAS AVENUE



Lot 1 & 2
2.05 Acres
\$15 PSF

Lot 6
2.25 Acres
\$13 PSF




Urban Loop

LOCATED IN



Walnut Ridge is ideally situated in the UrbanLoop, a growth area that Urbandale is developing into a hub for business investment and workforce talent. With direct access to I-80/35, these parcels offer prime development opportunities supported by highly accessible traffic routes. Recent

upgrades to I-35/80, including new exits and improved roadways, further enhance connectivity. Urbandale also boasts the lowest city tax rate among cities of its size in Iowa and offers flexible tax rebates and competitive business incentives, making it an attractive option for investment.

-  LAND DEVELOPMENT
-  EXCELLENT LOCATION
-  INTERSTATE ACCESS
-  C-STORE NEARBY
-  RESTAURANTS NEARBY
-  HOTEL NEARBY

DEMOGRAPHICS

WALNUT RIDGE

5 mile radius

INCOME



\$86,901

Median Household Income



\$215,376

Median Net Worth



\$266,527

Median Home Value



\$69,647

Median Disposable Income

EDUCATION



53%

Bachelor's/Grad/Prof Degree

BUSINESS



8,579

Total Businesses



132,223

Total Employees

KEY FACTS



195,726

Total Population



214,907

Total Daytime Population



37.3

Median Age



80,664

Households

TRAFFIC



111,200

I-80



31,800

Douglas Ave

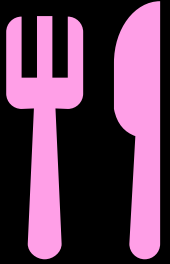
EMPLOYMENT



2.3%

Unemployment Rate

nearby ATTRACTIONS



463

Restaurants



39

Bars and
Pubs



46

Coffee
Shops



40

Grocers



77

C-Stores



169

Retail
Shopping



58

Hotels



37

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$470

Breakfast



\$1,478

Lunch



\$2,259

Dinner

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