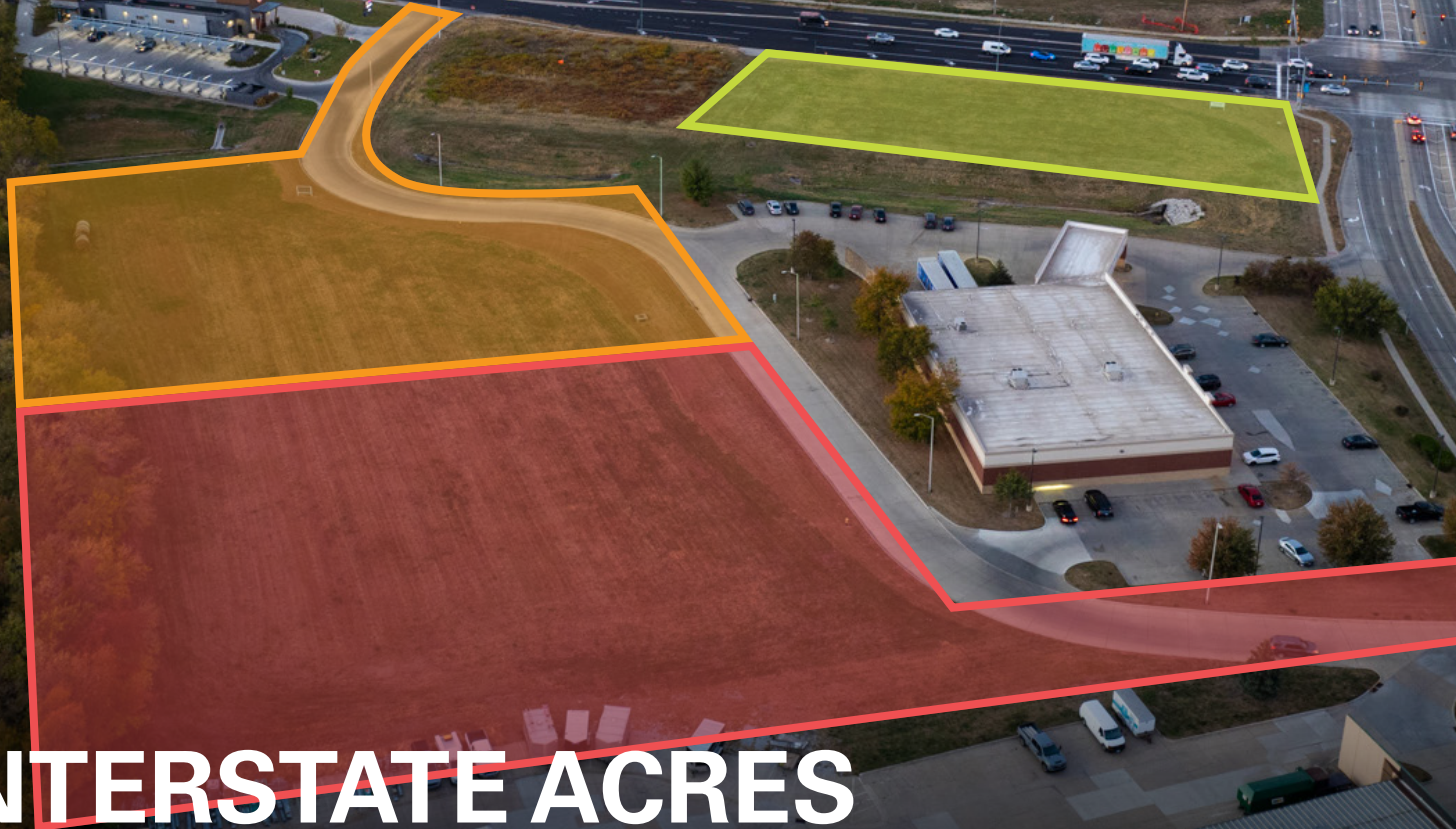


FOR SALE



KNAPP
PROPERTIES



INTERSTATE ACRES

Urbandale, Iowa 50322
*South of Meredith Drive &
West of NW Urbandale Drive*

Development Land For Sale
5.558 Acres +/-

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

↑ 1/2 mile away

INTERSTATE ACRES FOR SALE



Lot 3
1.273 Acres
\$15 PSF

Lot 5
1.988 Acres
\$5 PSF

Lot 6
2.297 Acres
\$5 PSF



UrbanLoop



Interstate Acres is strategically located in the UrbanLoop, where Urbandale is creating a hub for business investment and workforce opportunities. Positioned just half a mile between I-80/35 and Highway 141, the site offers prime development potential with high accessibility. Recent upgrades, including the Meredith Dr. and

100th St. interchanges and the Hwy 141 flyover ramp, enhance connectivity. With Iowa's lowest city tax rate for cities its size and flexible development incentives, Urbandale provides a competitive, business-friendly environment for investment.



DEMOGRAPHICS

INTERSTATE ACRES

5 mile radius

INCOME



\$88,923

Median Household Income



\$236,244

Median Net Worth



\$265,951

Median Home Value



\$71,406

Median Disposable Income

EDUCATION



52%

Bachelor's/Grad/Prof Degree

BUSINESS



7,401

Total Businesses



113,336

Total Employees

KEY FACTS



171,169

Total Population



184,705

Total Daytime Population



37.9

Median Age



68,404

Households

TRAFFIC



40,600

NW Urbandale Dr



30,800

Meredith Dr

EMPLOYMENT

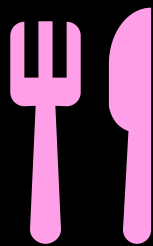


2.3%

Unemployment Rate



5 Mile Radius



351

Restaurants



27

Bars and Pubs



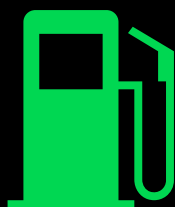
33

Coffee Shops



31

Grocers



71

C-Stores



130

Retail Shopping



45

Hotels



31

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$470

Breakfast



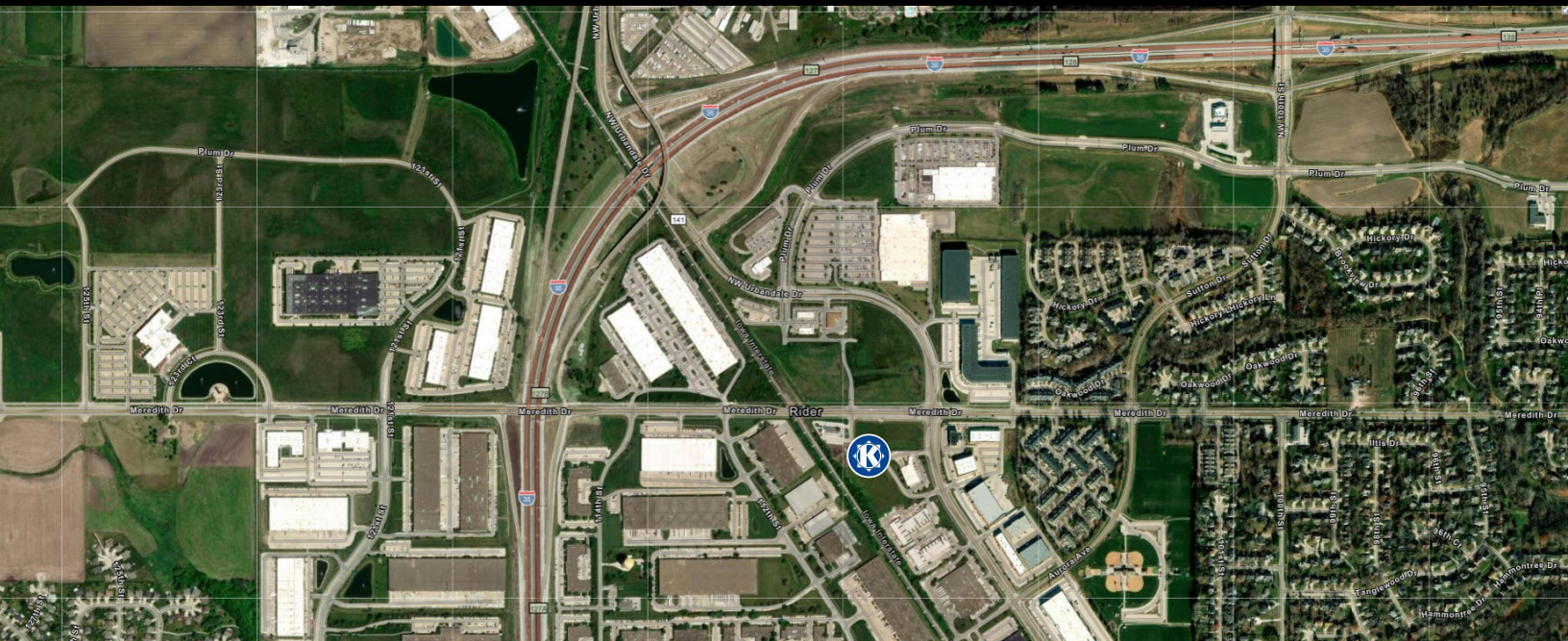
\$1,478

Lunch



\$2,261

Dinner



FOR SALE INTERSTATE ACRES

Urbandale, Iowa 50322



KNAPP
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