

218 welch ave

AMES, IOWA

BUILD-TO SUIT, GROUND LEASE OR REDEVELOPMENT OPPORTUNITY





PROPERTY SUMMARY

| | |
|-----------------|--------------------------------------|
| Land | 28,500 SF .65 Acres |
| Location | Great visibility on Campustown Strip |
| Pricing | Contact Broker For Pricing |

In the heart of Iowa State University's Campustown, 218 Welch Ave offers a prime redevelopment opportunity. Located just one block south of ISU's main campus, this property spans approximately 0.65 acres and is currently zoned for commercial use.

CAMPUSTOWN DISTRICT

The Campustown district has seen significant investment in recent years, with over \$120 million invested in new buildings. This ongoing redevelopment trend makes 218 Welch Ave a valuable asset for investors looking to contribute to and benefit from the area's growth.

- **STUDENT HOUSING** Capitalize on the proximity to Iowa State University to develop modern student apartments.
- **HOSPITALITY** /A boutique hotel or extended-stay accommodations could serve visiting families and university guests.
- **RETAIL/RESTAURANT** Enhance the Campustown commercial district with new retail spaces and dining options.
- **OFFICE SPACE** Provide convenient office space for university-related businesses and startups.

Source: pearsoncorp.com/development

ZONING

USES ALLOWED

Mixed Use

Office

Retail Sales/Services

Entertainment, Restaurant, Recreation

Short-Term Lodging (Hotels)

Small Production Facility

Child Day Care

Major Event Entertainment

Adult Entertainment Business

USES NOT ALLOWED

Retail Automotive

Medical Centers

Schools

* Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.

DEVELOPMENT STANDARDS

MINIMUM FAR* 1.0

BUILDING SETBACKS

Front 0 ft

Side 0 ft

Rear 10 ft

Lot Line Abutting Residential 10 ft

MINIMUM LANDSCAPED AREA None

MINIMUM HEIGHT* 25 feet, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.

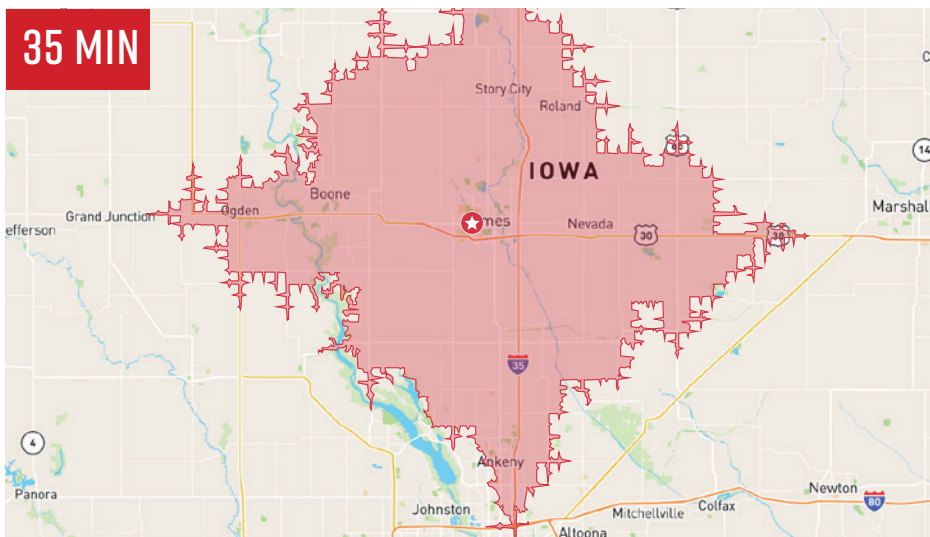
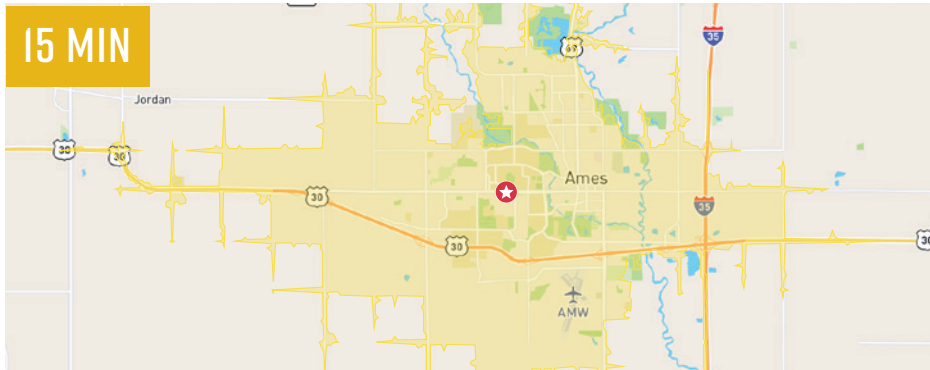
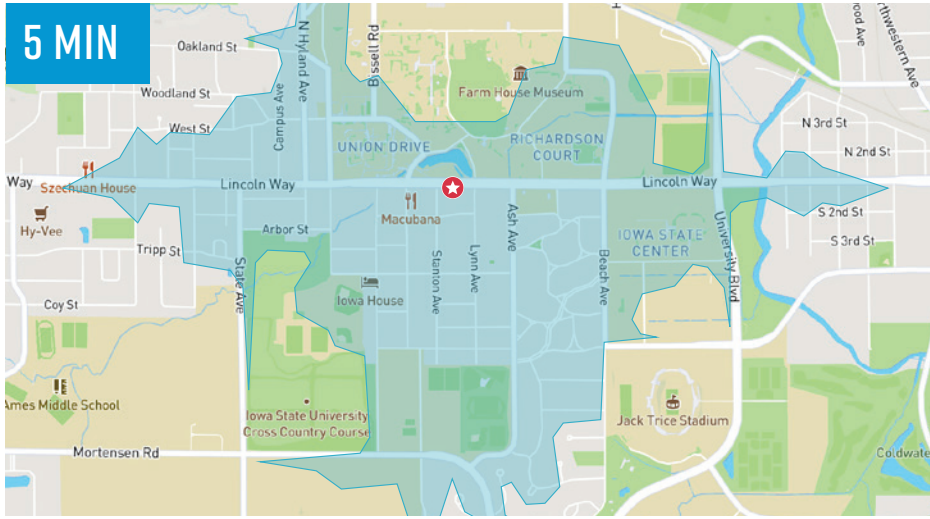
MAXIMUM HEIGHT 115 ft

PARKING ALLOWED BETWEEN BUILDINGS AND STREETS None

BUILDING MATERIALS Clay brick shall comprise over 50% of exterior wall surface

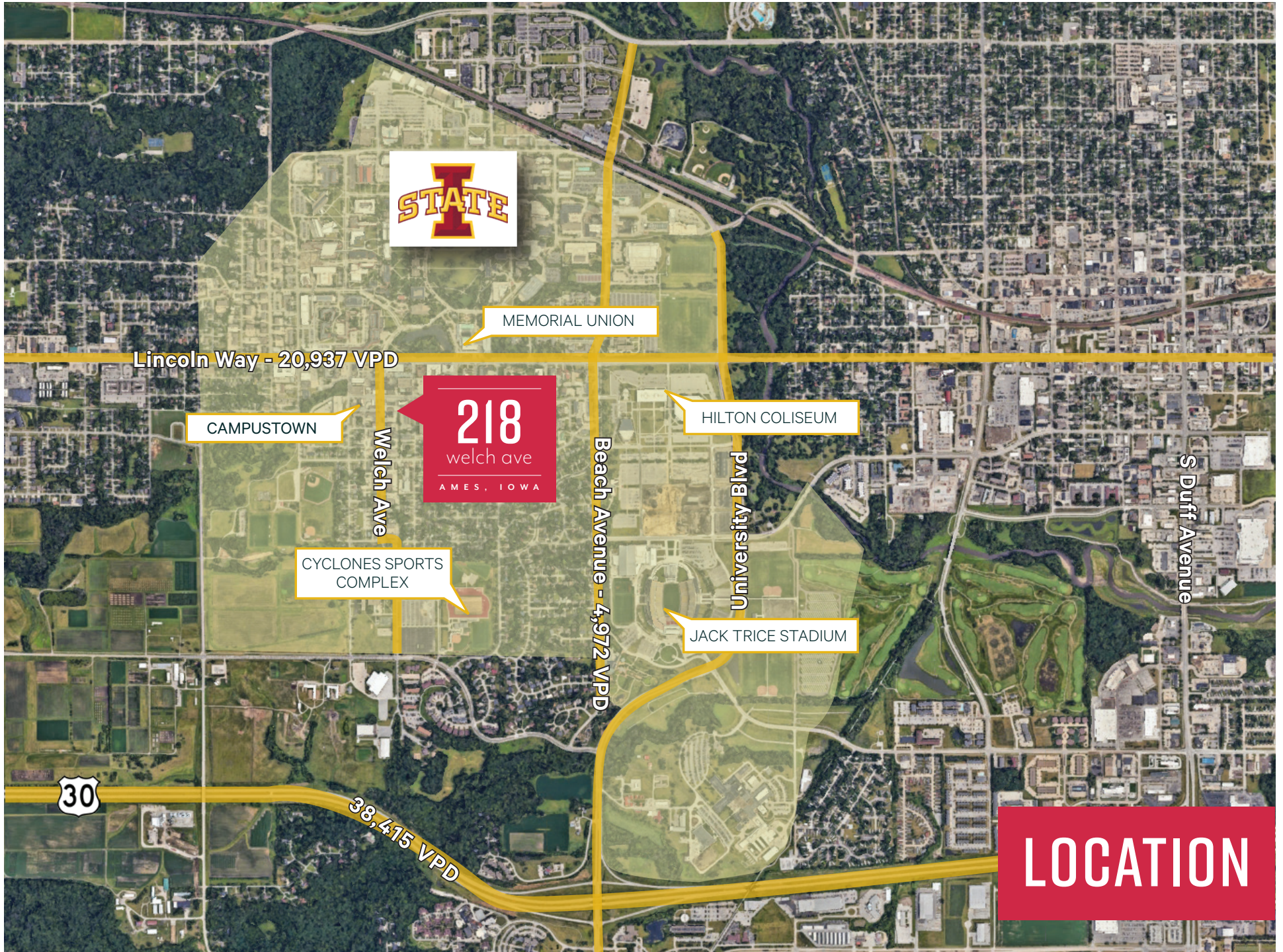
ENTRANCE There shall be at least one functional pedestrian entrance facing a street. Short term lodging must have a lobby and entrance facing a street.

DRIVE-THROUGH FACILITIES PERMITTED Yes



AREA DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE | 5 MIN | 15 MIN | 35 MIN |
|---|----------|----------|-----------|
| POPULATION | | | |
| 2023 Businesses | 686 | 2,352 | 7,710 |
| 2023 Employees | 13,122 | 38,045 | 113,130 |
| 2023 Population - Current Year Estimate | 25,949 | 73,471 | 237,476 |
| 2020-2023 Annual Population Growth Rate | 0.31% | 0.84% | 0.98% |
| 2023 Daytime Population | 29,716 | 80,743 | 233,917 |
| HOUSEHOLD INCOME | | | |
| Average Household Income | \$58,994 | \$82,205 | \$102,021 |
| Median Household Income | \$66,054 | \$92,825 | \$115,510 |
| 2023 Per Capita Income | \$18,501 | \$32,704 | \$40,187 |
| HOUSEHOLDS | | | |
| 2023 Households - Current Year Estimate | 7,327 | 28,641 | 92,873 |
| 2028 Households - Five Year Projection | 7,625 | 29,705 | 96,166 |
| 2023 Average Household Size | 2.14 | 2.16 | 2.40 |



MEMORIAL UNION

Lincoln Way - 20,937 VPD

CAMPUSTOWN

Welch Ave

218

welch ave
AMES, IOWA

HILTON COLISEUM

Beach Avenue - 4,972 VPD

University Blvd

S Duff Avenue

CYCLONES SPORTS
COMPLEX

JACK TRICE STADIUM

30

38,415 VPD

LOCATION

AREA INFO

IOWA STATE UNIVERSITY

Iowa State University is a public land-grant research university in Ames, Iowa. Founded in 1858 as the Iowa Agricultural College and Model Farm, Iowa State became one of the nation's first designated land-grant institutions when the Iowa Legislature accepted the provisions of the 1862 Morrill Act on September 11, 1862, making Iowa the first state in the nation to do so.

Iowa State is the largest university in the State of Iowa by total enrollment which was 30,432 in 2024.

IOWA STATE UNIVERSITY

#11 COLLEGE OF VETERINARY MEDICINE

#8 BEST COLLEGE OF AGRICULTURE & LIFE SCIENCES

IOWA STATE'S CENTRAL CAMPUS WAS ONE OF ONLY THREE COLLEGES TO RECEIVE THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS MEDALLION AWARD GIVEN TO OUTSTANDING LANDSCAPE SITES.

30,432 STUDENTS

800+ STUDENT ORGANIZATIONS

1 MILLION CYRIDE BUS PASSENGERS ANNUALLY



Iowa State fields 16 nationally competitive Division I athletics programs that compete in the Big 12 Conference.

Hilton Coliseum is home to the Cyclone Men's & Women's Basketball Teams as well as ISU wrestling, gymnastics & volleyball teams & can seat over 14,000 people.

Jack Trice Stadium hosts over 61,000 people for 7 home football games each fall.

JACK TRICE STADIUM
390K

HILTON COLISEUM
470K

IOWA STATE CENTER
250K

REIMAN GARDENS
200K

1.3M
ANNUAL
VISITORS

218
welch ave

A M E S , I O W A

SITE

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