

# 218 Welch Ave

AMES | IOWA



CBRE

*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



**Location**  
Great visibility on  
Campustown Strip

**Property**  
4,576 SF  
.65 Acres

**Pricing**  
\$1,600,000

## 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

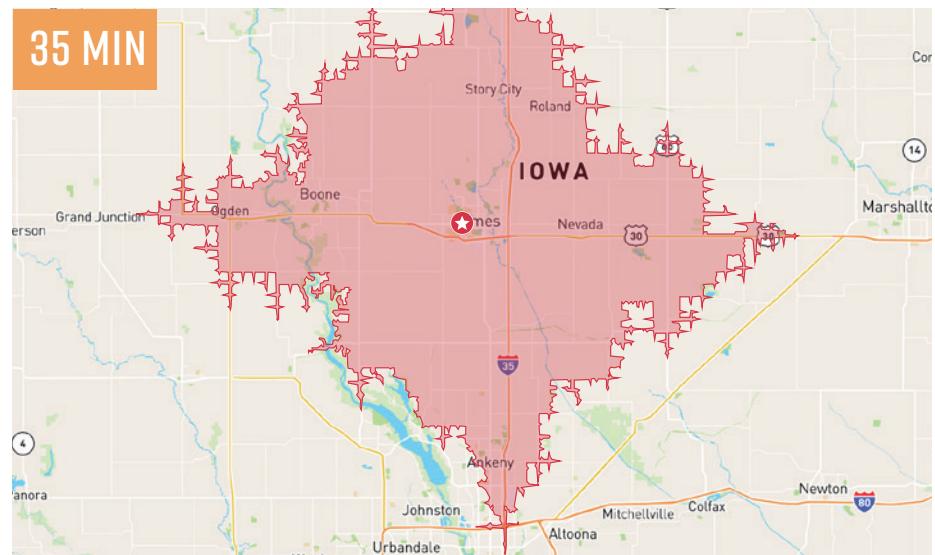
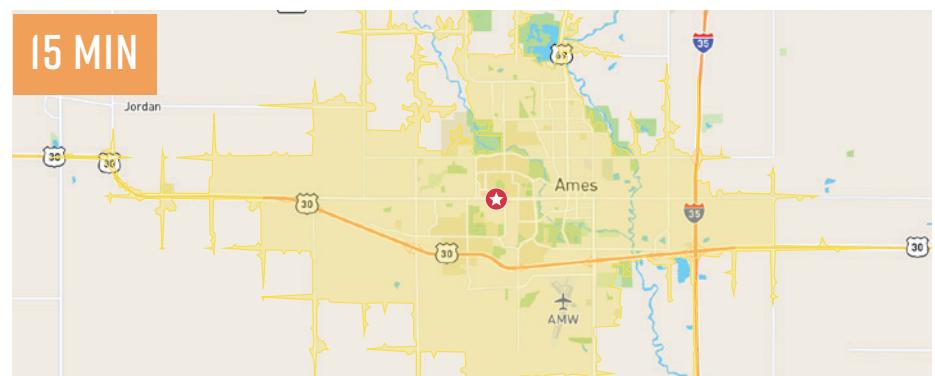
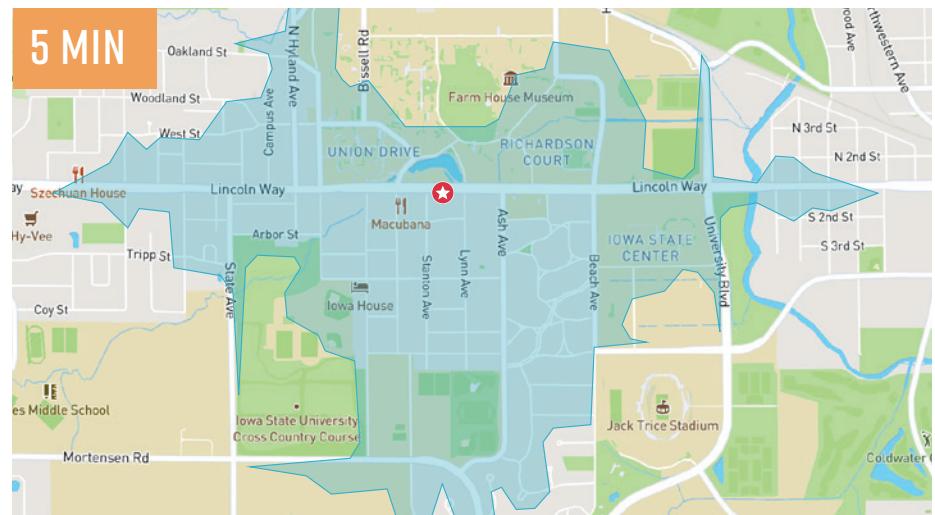
\* Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.

## DEVELOPMENT STANDARDS

MINIMUM FAR*	1.0
<b>BUILDING SETBACKS</b>	
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
<b>POPULATION</b>			
2024 Businesses			
2,320	3,959	28,374	
2024 Employees	35,772	53,442	425,464
2029 Population - Five Year Projection	72,978	119,639	826,755
2020-2024 Annual Population Growth Rate	0.32%	0.26%	1.15%
2024 Daytime Population	79,837	121,233	813,364
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$90,680	\$99,602	\$113,178
2024 Median Household Income	\$62,971	\$73,306	\$83,040
2024 Per Capita Income	\$36,452	\$40,377	\$45,561
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	28,364	47,252	316,131
2029 Households - Five Year Projection	29,467	48,600	333,848
2024 Average Household Size	2.14	2.25	2.42





# 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 1 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**

IOWA STATE CENTER  
**250K**

HILTON COLISEUM  
**470K**

REIMAN GARDENS  
**200K**

**1.3M**  
ANNUAL  
VISITORS

# 218 Welch Ave



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