

# 11000 DOUGLAS AVENUE URBANDALE, IA 50322



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

11000 Douglas Avenue sits on 3 acres and is located in Urbandale with quick and easy access to I-35/80 and near multiple business parks and industries- insurance, information technology, warehouse, and manufacturing.

## PROPERTY INFORMATION

- Approximately 3 acres for Sale or Build-to-Suit
- Traffic count of over 25,000 vehicles per day on Douglas Avenue and over 100,000 per day on I-35/80
- Flexible C-H (Highway Commercial) Zoning
- Located in the Urban Loop
- Interstate visibility
- Low city tax rate and highly valued services
- Signalized Access
- TIF Property Tax Rebates Available- site is included in the NW Market Center Urban Renewal Area



## OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,359	18,496	57,151
Total Population	3,190	45,181	141,510
Average HH Income	\$80,534	\$90,991	\$91,907

For More Information, Contact:

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11000 DOUGLAS AVENUE

# AERIAL MAP

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