

For Sale

Land

\$7.00 - \$9.00/SF



Corporate Woods Lots Ankeny, IA 50023

Property Description

Corporate Woods commercial lots are zoned C2 (General Retail & Highway Oriented Commercial Business District) for a variety of potential commercial uses. Sizes and visibility can vary from 5.5 acres adjacent to I35, or as small as 1.43 acres on Delaware Ave, a heavily trafficked connector between Des Moines & Ankeny.

Available Spaces

6602 SE Bellagio Drive	\$9.00 psf	1.428 acres
6802 SE Bellagio Drive	\$7.00 psf	1.05 acres
6609 SE Bellagio Drive	\$8.00 psf	1.428 acres
6606 SE Bellagio Drive	\$7.00 psf	1.59 acres
6702 SE Bellagio Drive	\$7.00 psf	2.763 acres
1106 SE 66th Street	\$9.00 psf	2.682 acres

OFFERING SUMMARY

Sale Price	\$7.00 - \$9.00 / SF
Lot Size	1.05 - 5.445 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	110,792	\$95,199
10 Miles	391,417	\$104,442
20 Miles	640,041	\$111,485

For more information

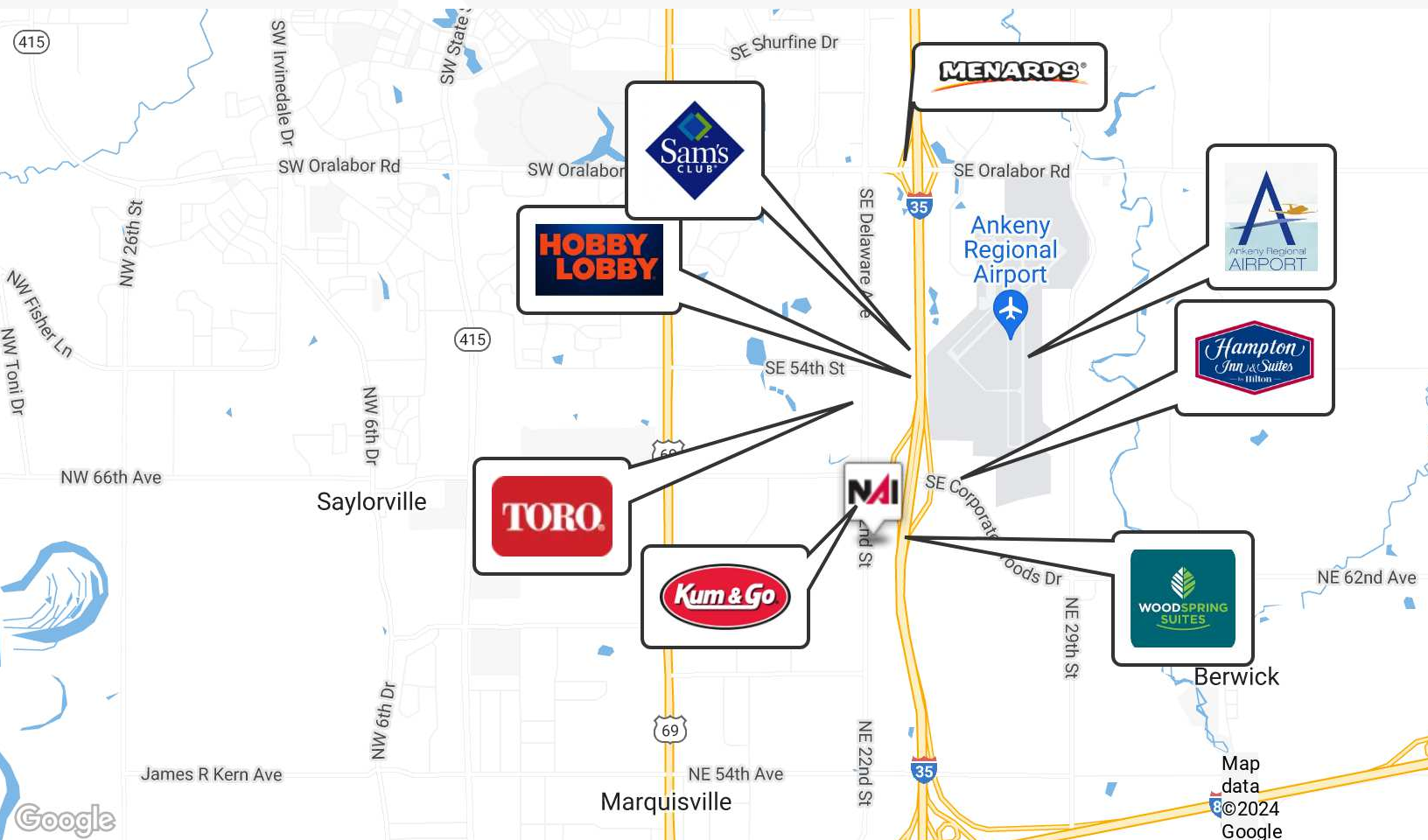
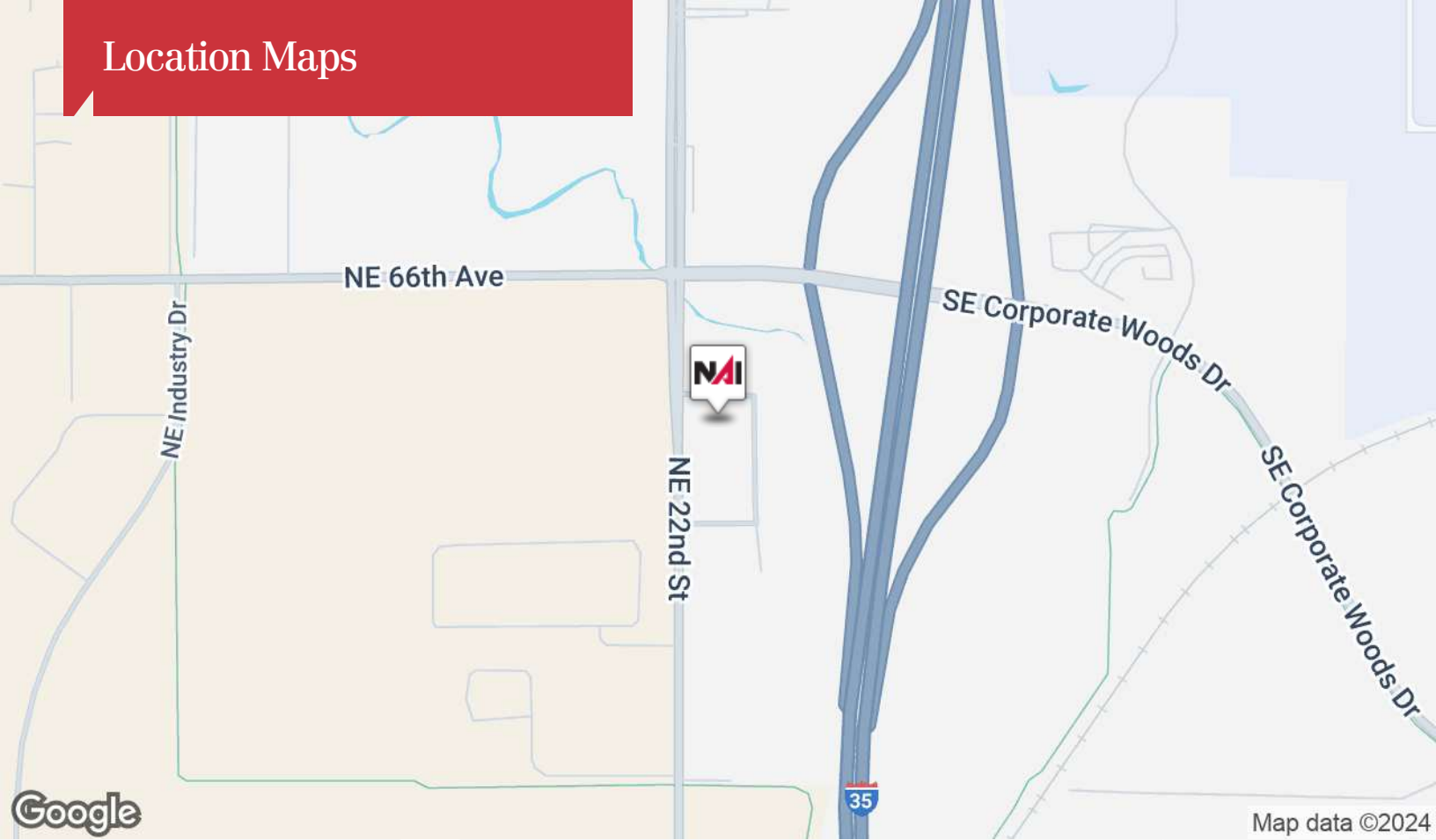
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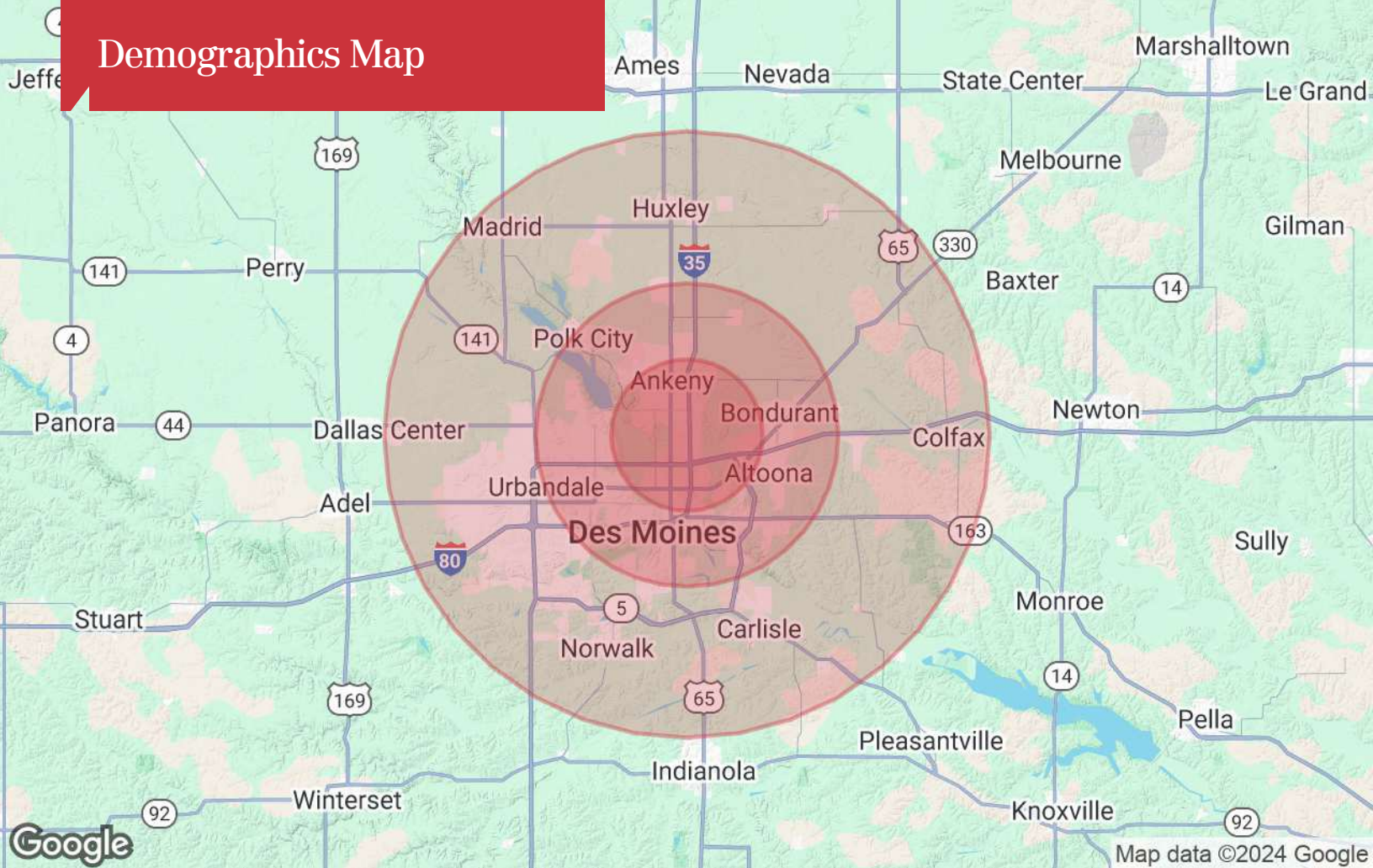
Chris Fultz

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Location Maps



Demographics Map



Population	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	110,792	391,417	640,041
MEDIAN AGE	39	38	38
MEDIAN AGE (MALE)	38	37	37
MEDIAN AGE (FEMALE)	40	39	39
Households & Income	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	43,551	157,083	254,450
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$95,199	\$104,442	\$111,485
AVERAGE HOUSE VALUE	\$259,068	\$290,322	\$310,463

* Demographic data derived from 2020 ACS - US Census