

FOR SALE

401-406 SNYDER DR

401-406 SNYDER DRIVE HUXLEY, IA 50124



PROPERTY DESCRIPTION

Discover the perfect solution for contractors, business owners, or individuals looking for a versatile work space. Our newly constructed contractor condos offer a unique opportunity for professionals who need both storage for business or personal reasons. Each building has 6 bays which are 50'x33' or 1,650 square feet each. All 6 units are available for sale, and can be built to suit to fit your needs.

The owner would sell the remaining land which includes the plans to 7 additional buildings for \$1,000,000.

PROPERTY HIGHLIGHTS

- 14'x 14' overhead door
- Stubbed for restroom
- Radiant Heat
- 2 miles off I-35
- 20 minutes from Ames and Des Moines

OFFERING SUMMARY

Sale Price per Unit:	\$198,000
Number of Units:	6
Lot Size:	6.41 Acres
Building Size:	9,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	146	1,385	3,351
Total Population	381	3,621	8,371
Average HH Income	\$107,562	\$105,877	\$97,806



fergusoncres.com

NATHAN PETSCHKE

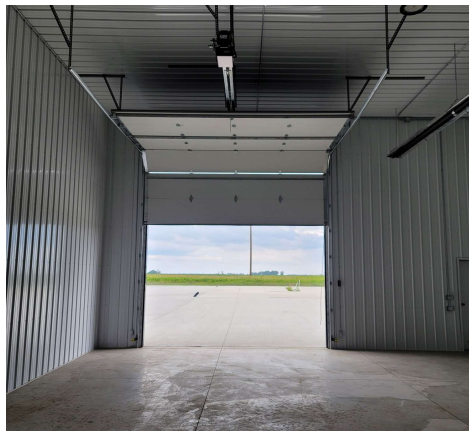
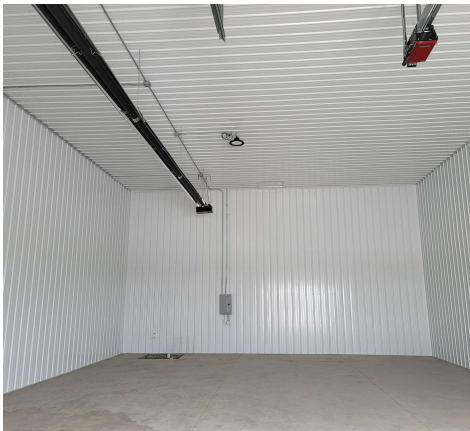
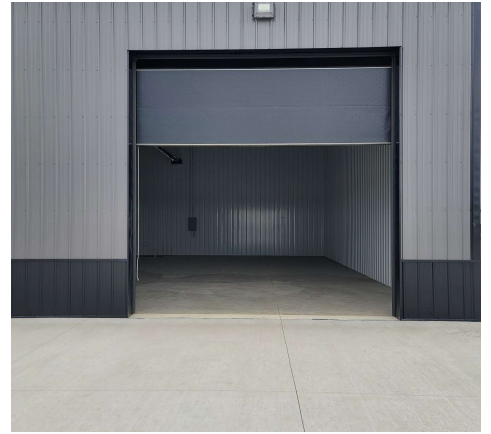
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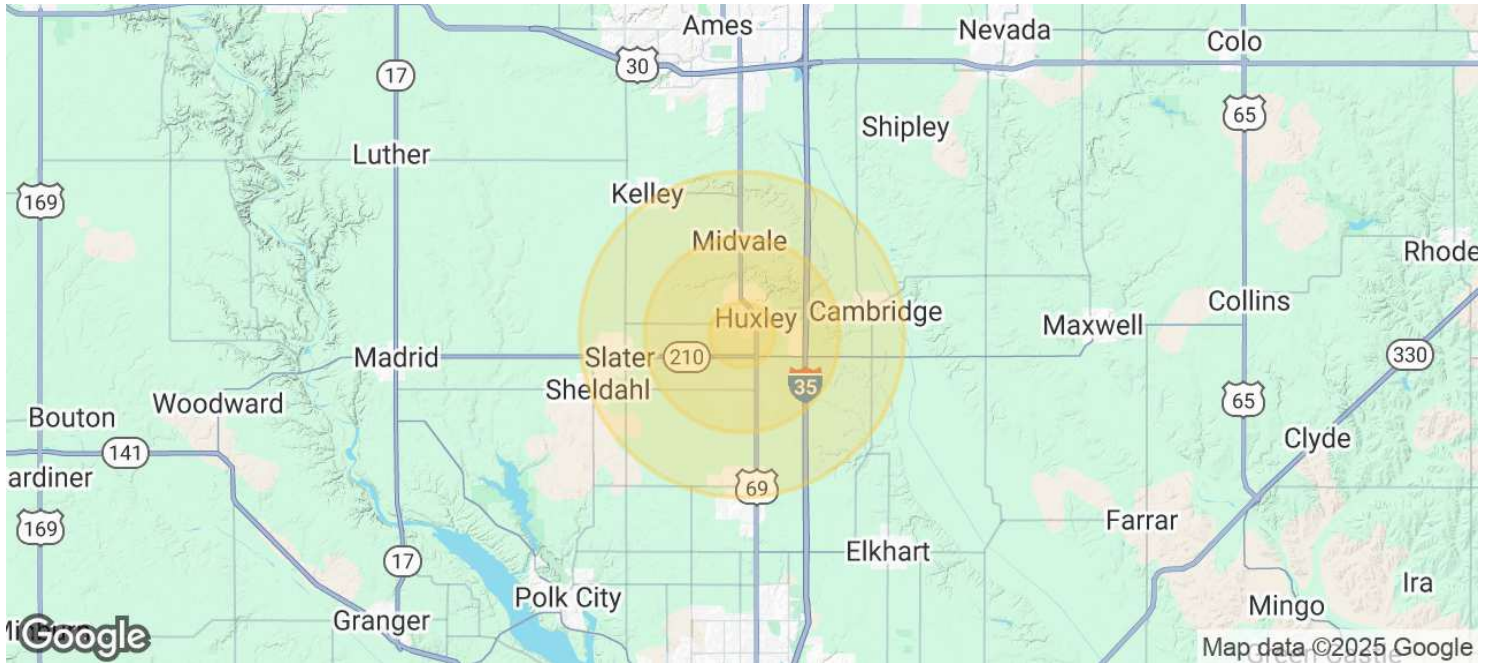
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POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	381	3,621	8,371
Average Age	35.8	36.2	37.3
Average Age (Male)	36.0	36.4	37.3
Average Age (Female)	35.6	36.2	37.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	146	1,385	3,351
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$107,562	\$105,877	\$97,806



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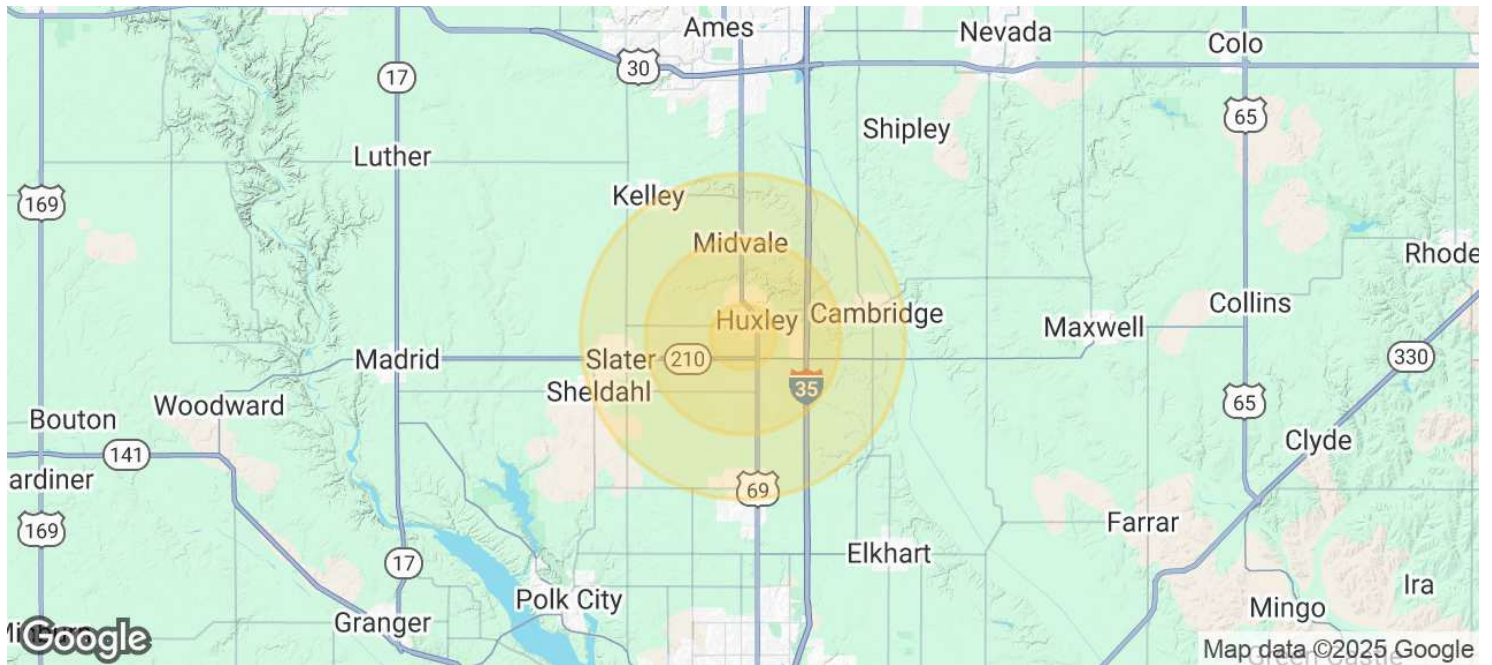
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Average House Value

\$228,470

\$224,631

\$211,298

2020 American Community Survey (ACS)



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