



FOR SALE

69.06 AC PRIME DEVELOPMENT LAND

2425 NE **126TH AVENUE**
ANKENY, IA 50073

**PAIGE
RUETER
BENLAALA**

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Licensed in Iowa

RUETER
PROPERTIES

2425 NE 126th Avenue
Elkhart, IA 50073
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SITE OVERVIEW



This ±69.06-acre shovel-ready development site is located in Ankeny, within the Des Moines MSA, along the Interstate 35 corridor connecting Des Moines, Ankeny, and Ames—one of Central Iowa’s primary growth corridors. The property includes 21 platted lots (18 currently available) with flexible 1–6 acre configurations suitable for a variety of commercial and light industrial users. With strong I-35 visibility, excellent access, and surrounding residential and retail growth, the site is well positioned for big-box retail, national chains, contractor supply, and flex industrial uses.

PROPERTY DESCRIPTION

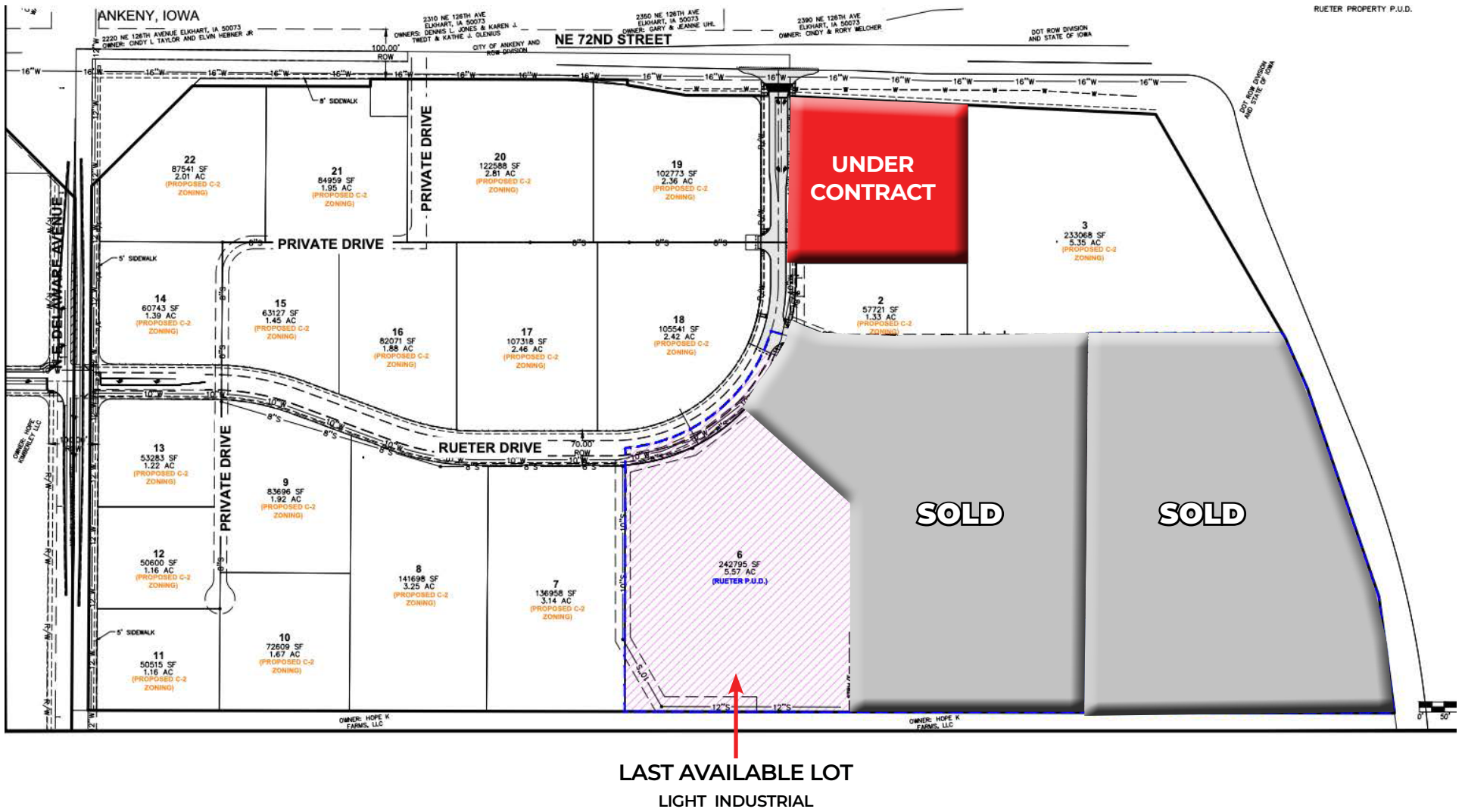
- ±69.06 acres of graded, shovel-ready land
- Zoned for a mix of commercial and light industrial uses
- All utilities available at the site
- 21 platted lots, with 18 currently available
- Flexible lot configurations to suit a variety of users
- Ideal for big box retail, contractor supply, car wash, flex industrial, and national chains

LOCATION DESCRIPTION

- Located in Ankeny within the Des Moines MSA, along the I-35 corridor
- Strong I-35 visibility and signage opportunity
- Easy access via NE 126th Street and Delaware Avenue
- Positioned within a rapidly expanding residential and commercial corridor
- Surrounded by strong regional traffic, new development, and expanding rooftops

1-6 ACRE LOTS	69.06 TOTAL ACRES	C/LI ZONED USES	18 AVAILABLE LOTS
Located in the Des Moines Metro			

PLAT MAP



LOCATION AERIAL

NEW
RESIDENTIAL
DEVELOPMENT

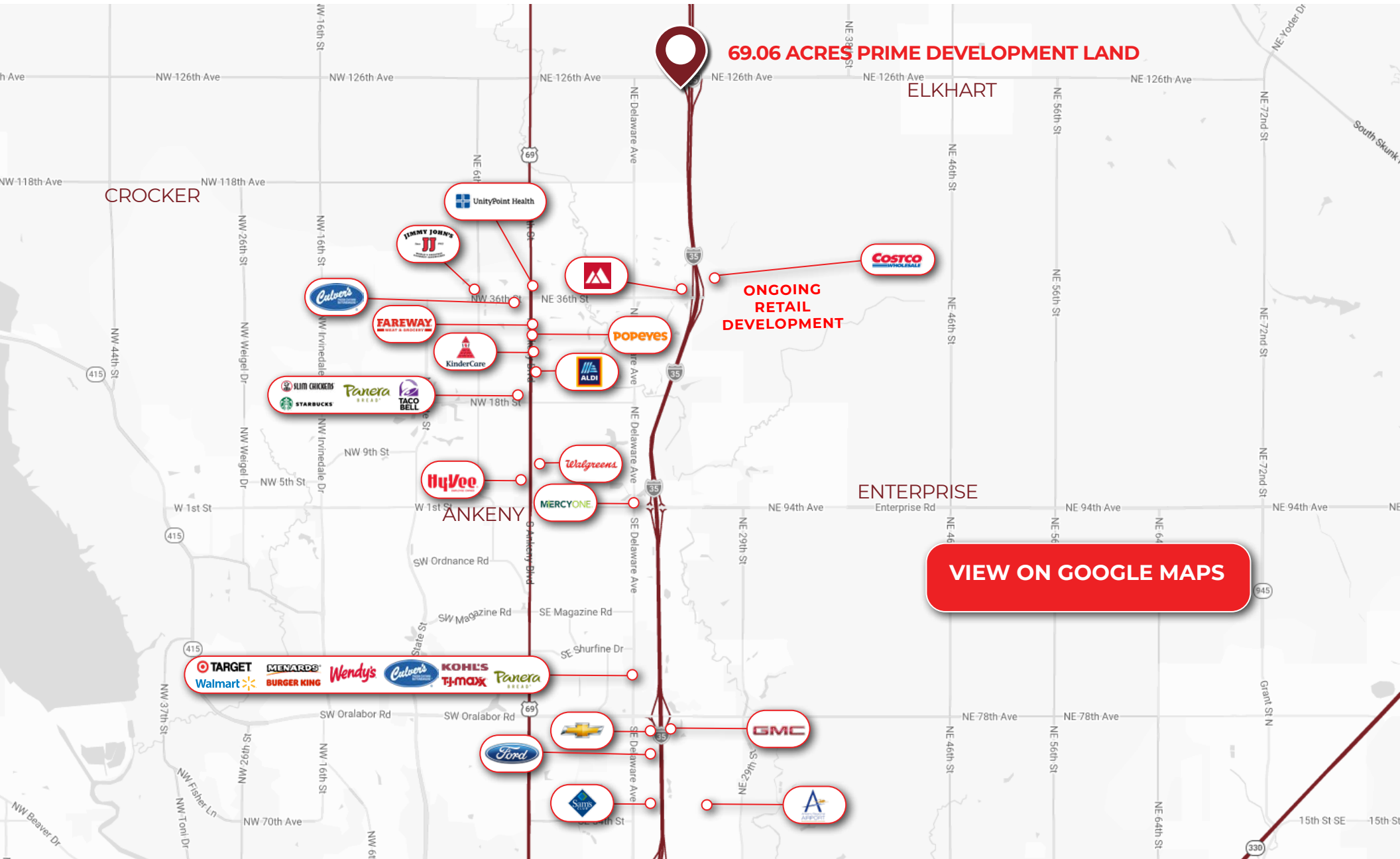
FUTURE MULTI-FAMILY/
ZONED AREA

NE 126TH AVE 4,600 VPD

48,300 VPD

Situated at the Interstate 35 exit in Ankeny, within the Des Moines MSA, the property benefits from exceptional regional connectivity and visibility along one of Central Iowa's primary north-south corridors. The area is experiencing rapid residential and commercial growth, supported by expanding rooftops and proximity to Des Moines. Surrounded by national retailers and major traffic drivers, the site offers a strategic location for businesses seeking access to the growing Ankeny trade area.

AMENITY MAP



ANKENY GROWTH CORRIDOR

46%

Population Growth
Since 2010

\$96K+

Median HH Income
(20% Above National Avg)

1,200+

Ongoing Residential
Expansion

\$1.3B+

Annual
Retail Sales

Positioned along the primary north-south growth corridor connecting Des Moines, Ankeny, and Ames, these metrics highlight the strength of the surrounding trade area, one of the fastest-growing markets in Central Iowa. Continued population growth, above-average household incomes, and sustained residential development are driving increased consumer demand and commercial expansion throughout the corridor. Ankeny's rapid growth, supported by strong school systems, quality of life, and proximity to major employment centers, continues to attract new residents and businesses to the area.

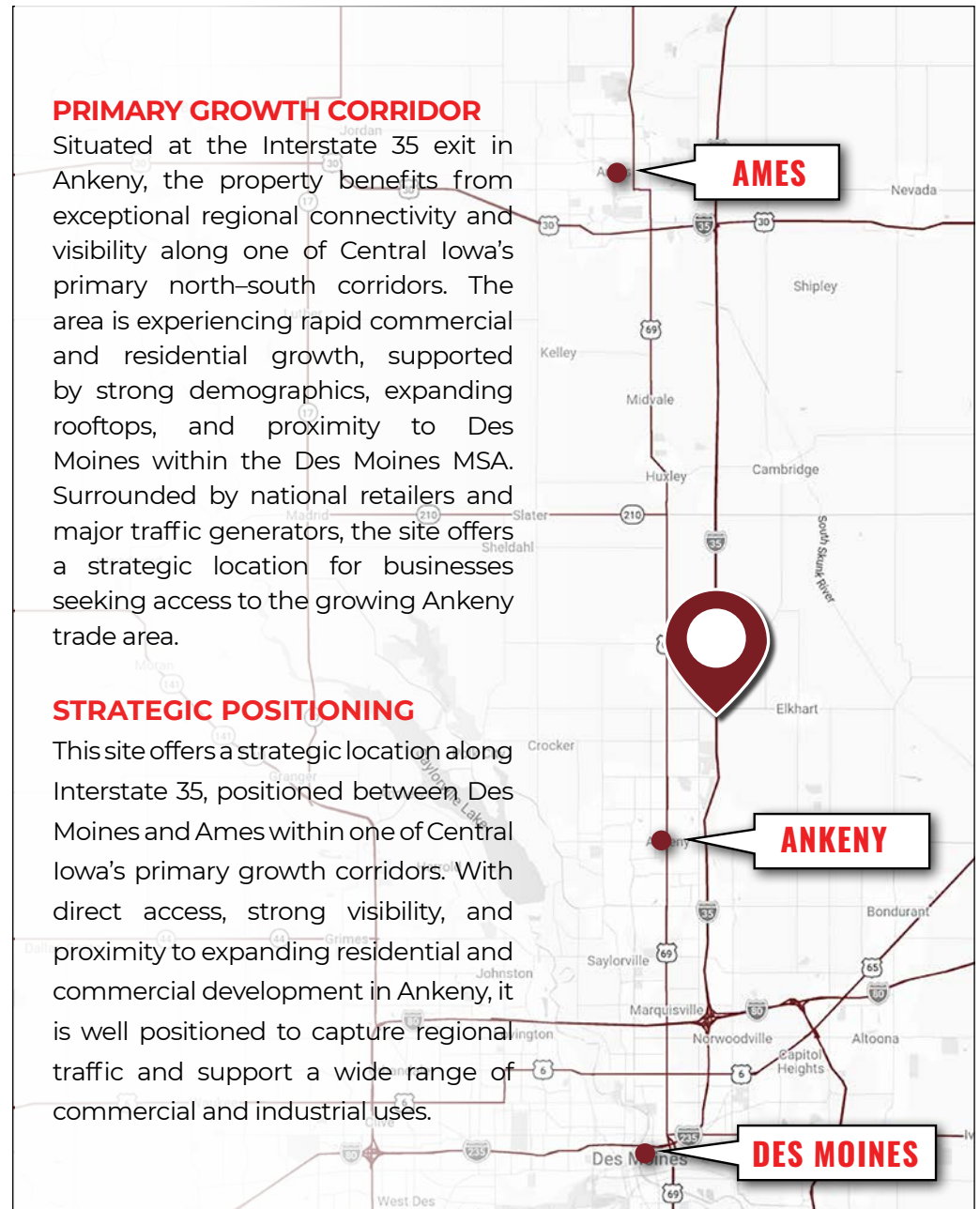
Strong retail spending and ongoing housing activity further reinforce the area's long-term growth trajectory, creating a favorable environment for new commercial and industrial development. With direct access to Interstate 35 and proximity to expanding rooftops, the site is well positioned to capture regional traffic, serve a growing population base, and benefit from both existing demand and future development across the Des Moines metropolitan area.

PRIMARY GROWTH CORRIDOR

Situated at the Interstate 35 exit in Ankeny, the property benefits from exceptional regional connectivity and visibility along one of Central Iowa's primary north-south corridors. The area is experiencing rapid commercial and residential growth, supported by strong demographics, expanding rooftops, and proximity to Des Moines within the Des Moines MSA. Surrounded by national retailers and major traffic generators, the site offers a strategic location for businesses seeking access to the growing Ankeny trade area.

STRATEGIC POSITIONING

This site offers a strategic location along Interstate 35, positioned between Des Moines and Ames within one of Central Iowa's primary growth corridors. With direct access, strong visibility, and proximity to expanding residential and commercial development in Ankeny, it is well positioned to capture regional traffic and support a wide range of commercial and industrial uses.



MARKET OVERVIEW

ANKENY, IA | POLK COUNTY

Ankeny, located within the Des Moines MSA, is one of the fastest-growing communities in Central Iowa, driven by strong population growth, new residential development, and expanding commercial activity. The Des Moines metro continues to serve as the economic hub of the region, supported by a diverse employment base, major employers, and continued investment. With proximity to key institutions such as Drake University and direct access to Interstate 35, the area offers strong fundamentals for long-term commercial growth.

ECONOMIC STRENGTH & GROWTH

The Des Moines metro economy is anchored by finance, insurance, healthcare, and logistics employment, providing resilience across economic cycles. The market benefits from consistent corporate investment, long-term job stability, and a steady influx of professionals. The presence of major employers and nearby universities strengthens the local economy, driving population growth and consumer activity. Continued residential expansion and infrastructure improvements support sustained demand for retail, industrial, and service-oriented businesses, positioning Ankeny for long-term stability and growth.

EDUCATION & WORKFORCE

The Des Moines metro is also supported by a strong educational network, including institutions such as Drake University, which contributes to a skilled workforce and continued economic stability. The presence of higher education, combined with population growth and new development, further reinforces the long-term strength of the Ankeny market.



CITY POPULATION

~750 K+

Des Moines
Metro

~500 K+

Polk
County



NEARBY MAJOR CITIES

215 K

Des Moines
IA

~80 K

Ankeny
IA



COLLEGES & UNIVERSITIES

Drake University

Iowa State University

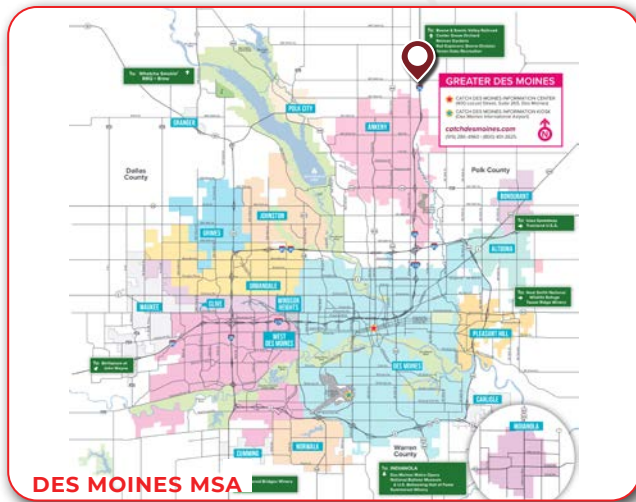
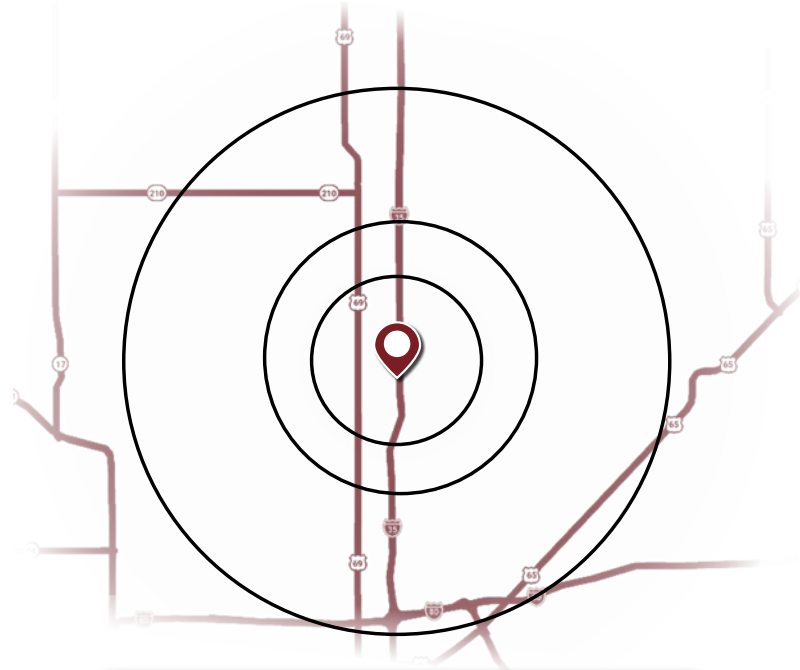
Des Moines Community
College



MAJOR EMPLOYERS

Principal Financial Group
Wells Fargo
UnityPoint Health
Corteva Agriscience

DEMOGRAPHIC SUMMARY



3 MILE

13,020
Population

\$113,197
Median HH Income

5 MILE

52,092
Population

\$101,841
Median HH Income

10 MILE

121,055
Population

\$111,579
Median HH Income

2026 SUMMARY	3 MILE	5 MILE	10 MILE
Population	13,020	52,092	121,055
Households	5,168	21,133	45,818
Families	3,509	13,318	31,311
Average Household Size	2.52	2.43	2.60
Owner Occupied Housing Units	3,945	14,833	34,806
Renter Occupied Housing Units	1,223	6,300	11,012
Median Age	35.7	35.1	35.7
Median Household Income	\$113,197	\$101,841	\$111,579
Average Household Income	\$145,181	\$125,641	\$136,380