



FOR SALE

±180 AC INDUSTRIAL DEVELOPMENT OPPORTUNITY

13980 NW

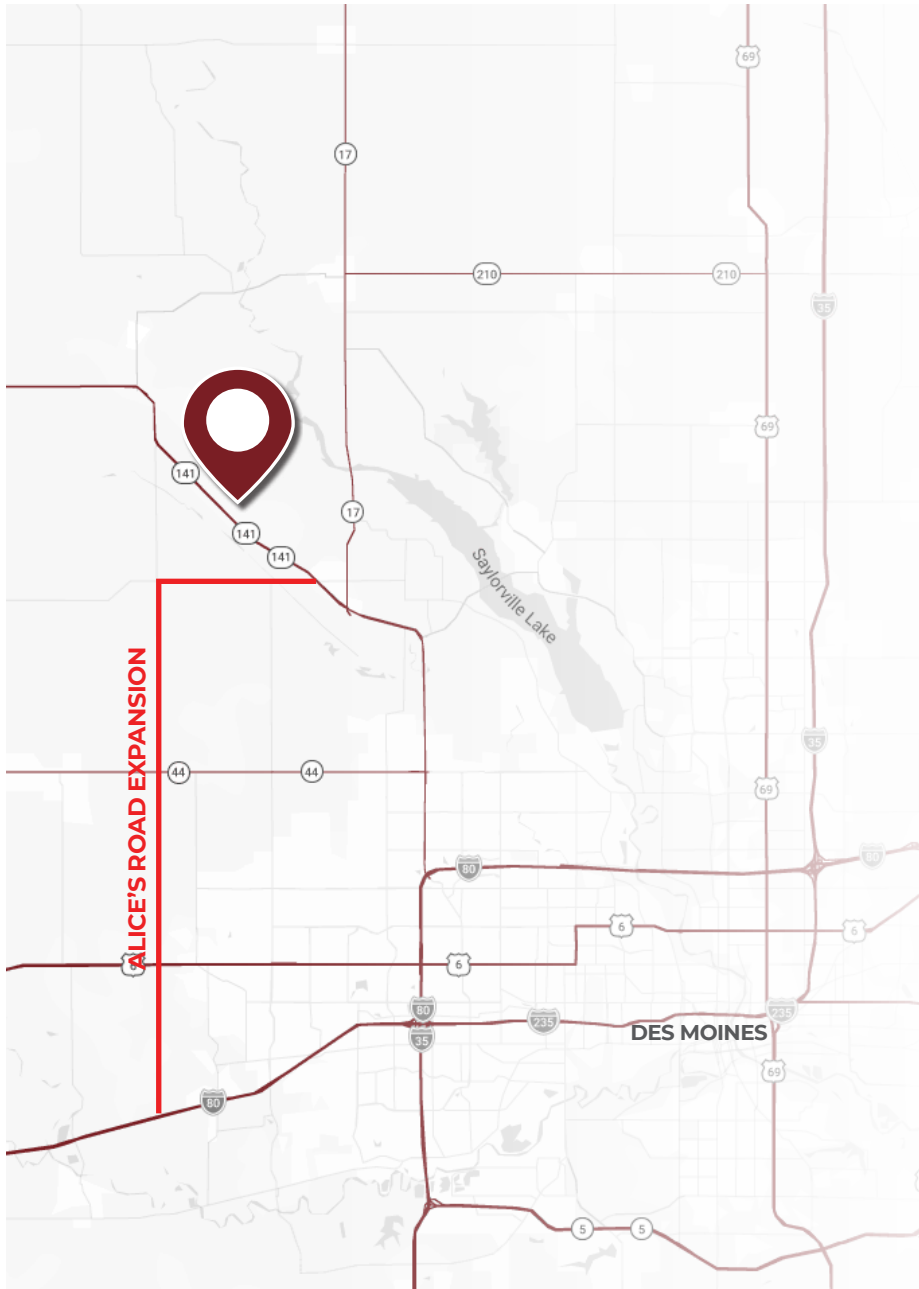
110TH AVENUE
GRANGER, IA 50109

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RUETER
BENLAALA

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RUETER
PROPERTIES
2425 NE 126th Avenue
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SITE OVERVIEW



This ±180-acre development site is located in Granger along the Highway 141 corridor connecting the northwest metro to Des Moines and Ames—an emerging growth path in Central Iowa. As growth continues from Waukee, Grimes, and Polk City, limited westward expansion has positioned Granger as a strategic next node. With direct access to major transportation routes including Highway 17 and Alice's Road, the site is well suited for industrial, logistics, and large-scale users. Strong regional connectivity and access to a growing labor base support long-term expansion.

PROPERTY DESCRIPTION

- ±180 acres of prime development land
- Ideal for industrial, logistics, and large-scale users
- Direct access to IA Hwy 141 with connectivity to I-35/I-80
- Large, contiguous site suitable for single-user or phased development
- Located within an emerging northwest Des Moines growth corridor
- Proximity to Des Moines, Waukee, Ankeny, and Ames supporting long-term demand
- Utilities available nearby supporting large-scale development potential

LOCATION DESCRIPTION

- Located in Granger along the Highway 141 corridor
- Direct connectivity to I-35/I-80 and the Des Moines metro
- Accessible via Wendover Ave near major transportation routes
- Connectivity north to Ames via Highway 17
- Positioned within an emerging northwest growth corridor
- Surrounded by Waukee, Grimes, Polk City, Ankeny, and Ames

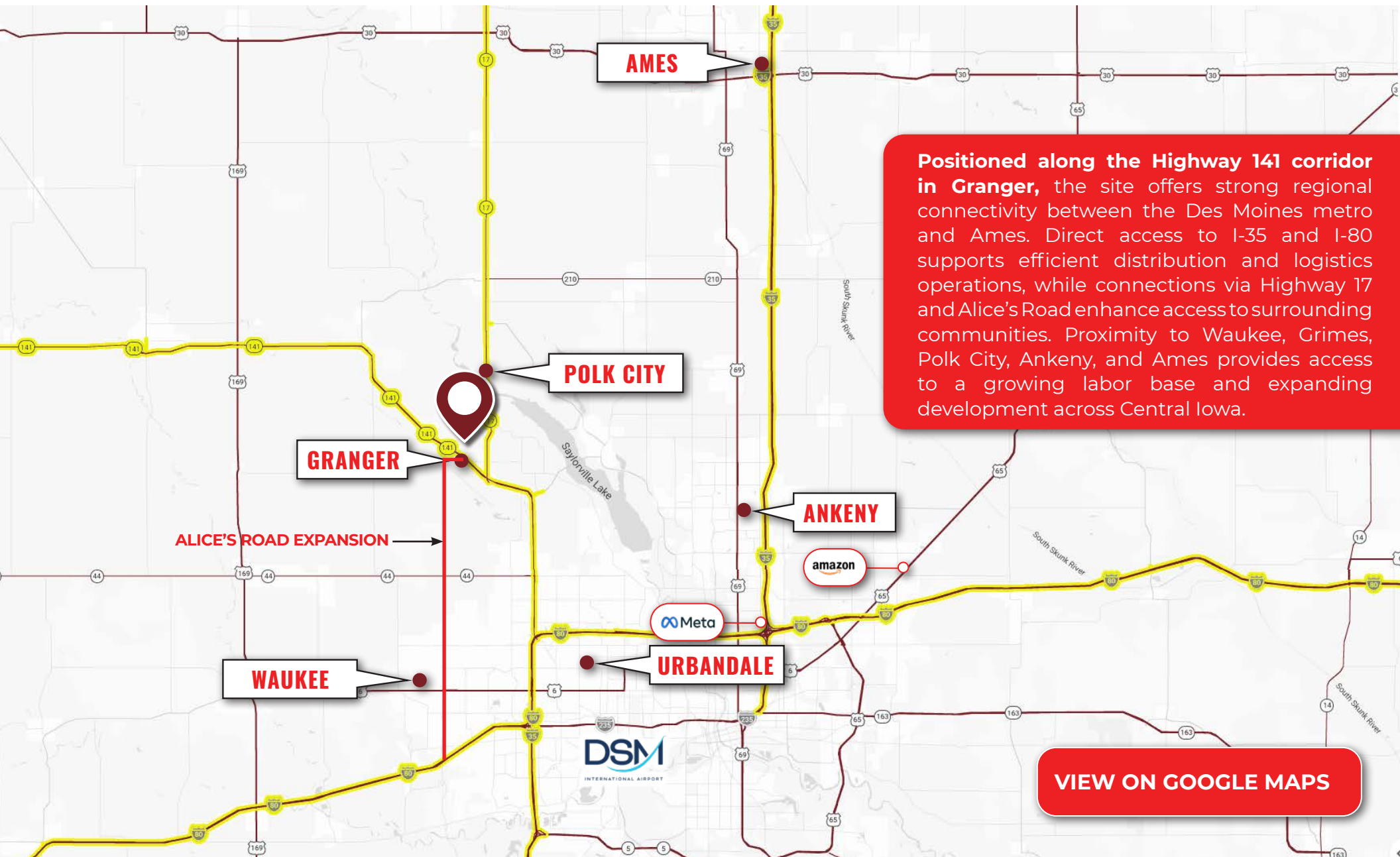
±180
ACRE
LOT

HWY 141
DIRECT
FRONTAGE

I-35 / I-80
MAJOR
CORRIDOR

LOCATION
DES MOINES
MSA

REGIONAL ACCESS MAP



NW GROWTH CORRIDOR

750K+

Metro
Population

\$95K+

Median
Income

ACCESS

Logistics
Hub

350K+

Labor
Force

Positioned along the Highway 141 corridor within the Des Moines MSA, these metrics highlight the strength of the surrounding region and its role as an emerging growth corridor connecting the metro to Ames. As growth continues to push from Waukee, Grimes, and Polk City, limited westward expansion has positioned Granger as a strategic next node for development. Continued population growth, residential expansion, and development across nearby communities—including Waukee, Grimes, Polk City, Ankeny, and Ames—are supporting long-term economic expansion and increasing demand for industrial and logistics users.

Strong regional connectivity and ongoing infrastructure investment further reinforce the area's long-term growth trajectory, creating a favorable environment for large-scale development. With direct access to Highway 141 and connectivity to Highway 17 and the I-35/I-80 corridor, the site is well positioned to support distribution, logistics, manufacturing, and other industrial users seeking access to both the Des Moines metro and Ames.

HIGHWAY 141 CORRIDOR

Situated along Highway 141 in Granger, the property benefits from strong regional connectivity between the Des Moines metro and Ames. This corridor serves as a key link between the northwest metro and surrounding growth markets. As development continues to push from Waukee, Grimes, and Polk City, limited westward expansion has positioned Granger as a strategic next node for development. The area is characterized by a mix of agricultural land and emerging projects, with continued expansion occurring across nearby communities and long-term growth expected along this corridor.

STRATEGIC POSITIONING

This site offers a strategic location with connectivity to the I-35/I-80 corridor and access to both the Des Moines metro and Ames. Positioned within an emerging northwest growth corridor, it is well suited for industrial, logistics, manufacturing, and other large-scale users seeking accessibility, land availability, and long-term expansion potential. Strong regional infrastructure, access to a growing labor base, and proximity to expanding communities support both immediate demand and future development across the region.

TARGET USERS



WAREHOUSE/
INDUSTRIAL



MANUFACTURING



LOGISTICS/
DISTRIBUTION

MARKET OVERVIEW

GRANGER, IA | DALLAS COUNTY

Granger, located within Dallas County and the Des Moines MSA, is positioned within one of the fastest-growing areas in Central Iowa, driven by population growth, expanding residential development, and increasing commercial activity in nearby communities. The Des Moines metro and Ames continue to serve as regional economic anchors, supported by a diverse employment base, major employers, and ongoing investment. Access to Highway 141 and the I-35/I-80 corridor provides strong fundamentals for long-term industrial and commercial growth.

REGIONAL ECONOMY & GROWTH

The Des Moines metro economy is anchored by finance, insurance, healthcare, and logistics sectors, providing stability across economic cycles. The region benefits from consistent corporate investment, job growth, and a diverse employment base. Continued residential expansion and household formation across Dallas County and surrounding communities are driving demand for industrial, logistics, and large-scale commercial users, positioning the area for long-term growth.

WORKFORCE & ACCESS

Des Moines metro is supported by a strong workforce and regional labor base. Continued population growth and expanding communities across the metro contribute to a reliable labor pool. Access to Highway 141 and the I-35/I-80 corridor enhances connectivity throughout the region, supporting efficient movement of goods and access to employment centers across Central Iowa, including both the Des Moines metro and Ames.



HIGHWAY 141 CORRIDOR

Primary corridor connecting the northwest metro to Des Moines and surrounding communities



I-35 / I-80 ACCESS

Direct connectivity to regional interstate system serving Central Iowa and beyond



CENTRAL U.S. POSITIONING

Strategically located within the Midwest for efficient regional distribution



LABOR FORCE ACCESS

Access to the Des Moines MSA workforce and surrounding labor base



REGIONAL CONNECTIVITY

Proximity to Waukee, Ankeny, Ames, and the greater Des Moines metro

DEMOGRAPHIC SUMMARY



3 MILE

3,286

Population

\$129,570

Median HH Income

5 MILE

7,417

Population

\$132,708

Median HH Income

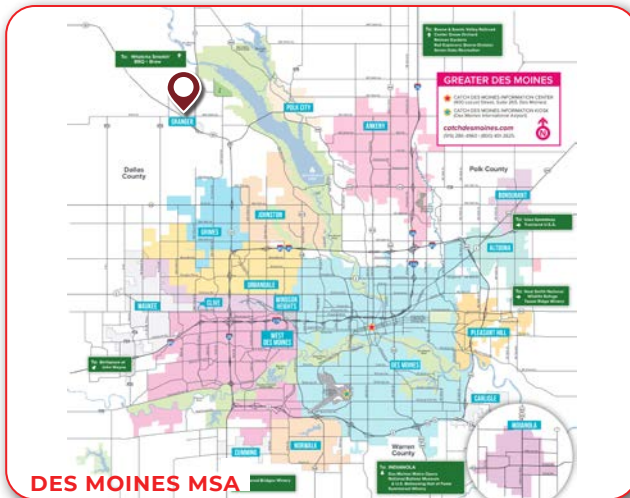
10 MILE

91,468

Population

\$129,034

Median HH Income



2026 SUMMARY

	3 MILE	5 MILE	10 MILE
Population	3,286	7,417	91,468
Households	1,164	2,522	33,250
Families	917	2,036	24,130
Average Household Size	2.82	2.94	2.73
Owner Occupied Housing Units	1,073	2,288	25,535
Renter Occupied Housing Units	91	234	7,715
Median Age	38.5	37.5	36.9
Median Household Income	\$129,570	\$132,708	\$129,034
Average Household Income	\$166,727	\$167,088	\$158,672