



**FOR
SALE**

13980 NW 110TH AVE

GRANGER, IA / 50109

PAIGE RUETER BENLAALA / 515.370.3211 / PAIGE@RUETERCO.COM

2425 NE 126TH AVE / ELKHART, IA / 50073

PROPERTY INFORMATION



PROPERTY DESCRIPTION

37.16 acres available for sale

Fully served with water & sewer, gas via Black Hills Energy, electric by MidAmerican

Graded and shovel ready

LOCATION DESCRIPTION

Direct access to Hwy 17, with swift linkage to I-141, I-35 & greater Des Moines metro

Easy connection to Des Moines, Waukee, Grimes

Robust young families and dual-income households create built-in consumer demand

High disposable income supports retail, service, medical, and professional tenants

Excellent for retail, schools, daycare, QSR, fast casual, casual sit-down, grocery, entertainment or medical clinic given strong local usage demographics

Fareway grocery store is located immediately West

Flat terrain: minimal grading, fast build potential



Address: 13980 NW 110th AVE

Parcel Size: 37.16 AC

Availability: Platted, 16 Lots For Sale

Potential Uses: Retail, Medical, Office

Trade Area: Granger / Grimes

SHOVEL READY 37.16 ACRES

RUETER
PROPERTIES



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PROXIMITY TO MULTIPLE TRADE AREAS

DISTANCE TO NEIGHBORING TRADE AREAS

Ankeny: 21 minutes
Pok City: 10 minutes
Grimes: 12 minutes
Waukee: 19 minutes
Urbandale: 19 minutes

Demographics

Population (2023): ~1,900, a 184% surge since 2000 (from 583 to 1,654 in 2020)

Median household income: \$112K+, ~40% above U.S.

Per capita income: ~\$52,000, ~20% above Des Moines metro

Median age: ~32.2 yrs, younger workforce than metro (36.7 yrs)

