

# FOR SALE

±37.16 AC MIXED-USE DEVELOPMENT

13980 NW

110TH AVENUE  
GRANGER, IA 50109

PAIGE  
RUETER  
BENLAALA

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Licensed in Iowa

**RUETER**  
PROPERTIES

2425 NE 126th Avenue  
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# SITE OVERVIEW



This ±37.16 AC shovel-ready development site is located in Granger, along the Hwy 17 corridor with connectivity to Hwy 141, I-35, positioned within one of Central Iowa's emerging growth corridors and next in line for northwest metro expansion. The property includes 16 platted lots with flexible configurations suitable for a mix of multifamily and neighborhood-serving commercial users. With strong connectivity, excellent access, and surrounding residential growth, the site is well positioned for retail, quick service and fast casual dining, medical, daycare, and service-oriented uses.

## PROPERTY DESCRIPTION

- ±37.16 acres of graded, shovel-ready land
- Zoned for a mix of multifamily and commercial uses
- All utilities available at the site
- 16 platted lots, with flexible development configurations
- Flexible lot layouts to suit a variety of users
- Ideal for retail, quick service restaurants, medical, daycare, and service users

## LOCATION DESCRIPTION

- Located in Granger along the Highway 17 corridor, positioned in the path of northwest metro expansion
- Direct Highway 17 access with connectivity to Highway 141 and I-35
- Easy regional access via NW 110th Avenue and surrounding arterial roadways
- Positioned to benefit from expanding connectivity toward Waukee via the Alice's Road corridor

**HWY 17**  
DIRECT  
ACCESS

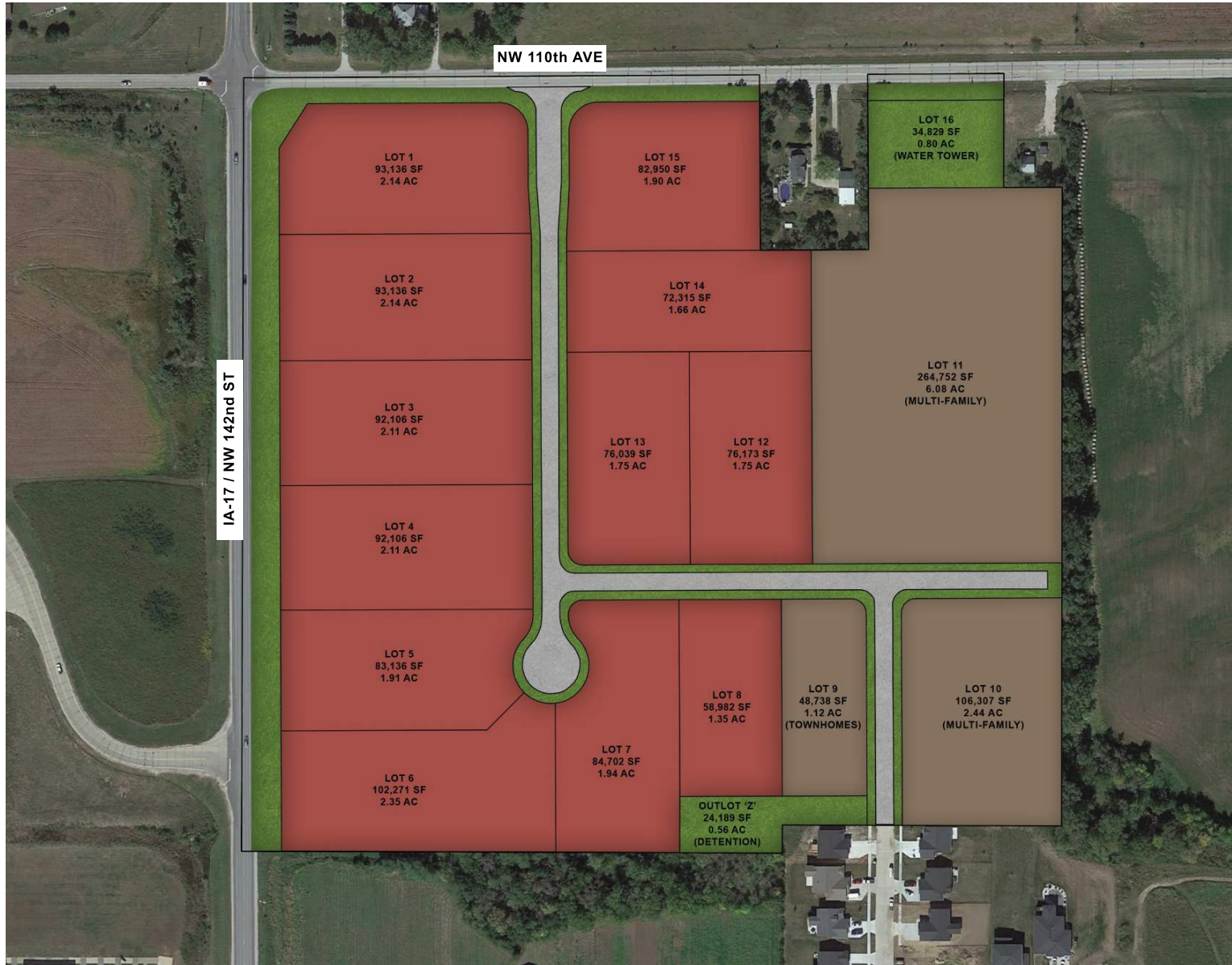
**37.16**  
TOTAL  
ACRES

**MIXED USE**  
ZONED  
USES

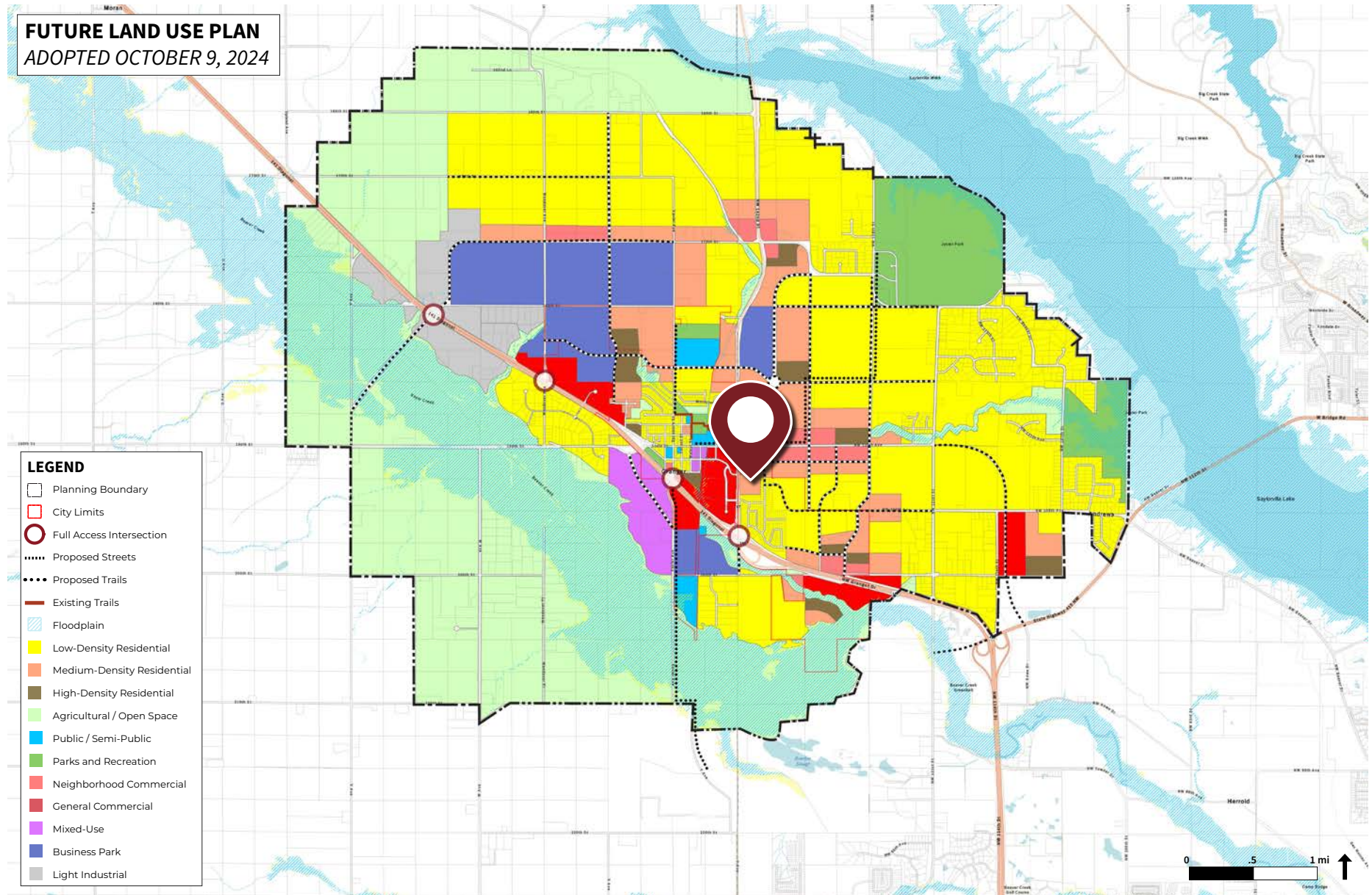
**16**  
PLATTED  
LOTS

Next in Line for NW Metro Expansion

# PLAT MAP



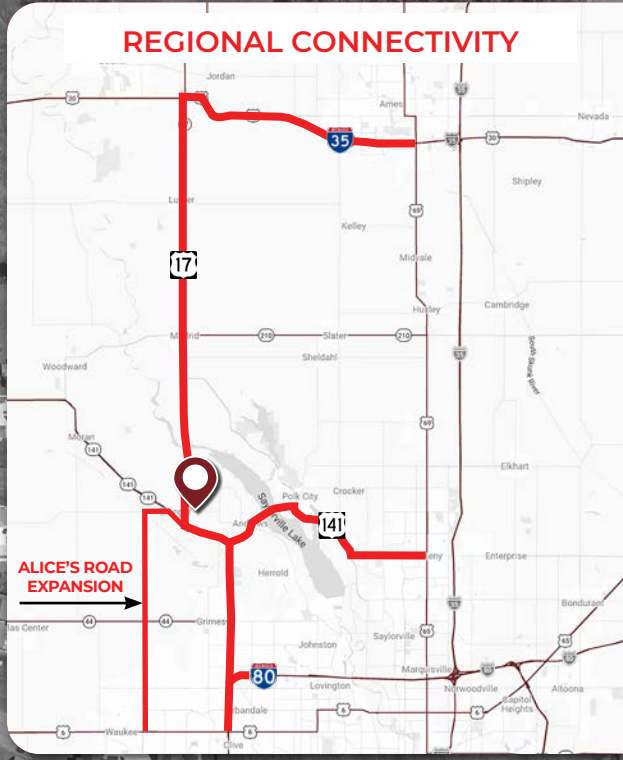
# LAND USES MAP



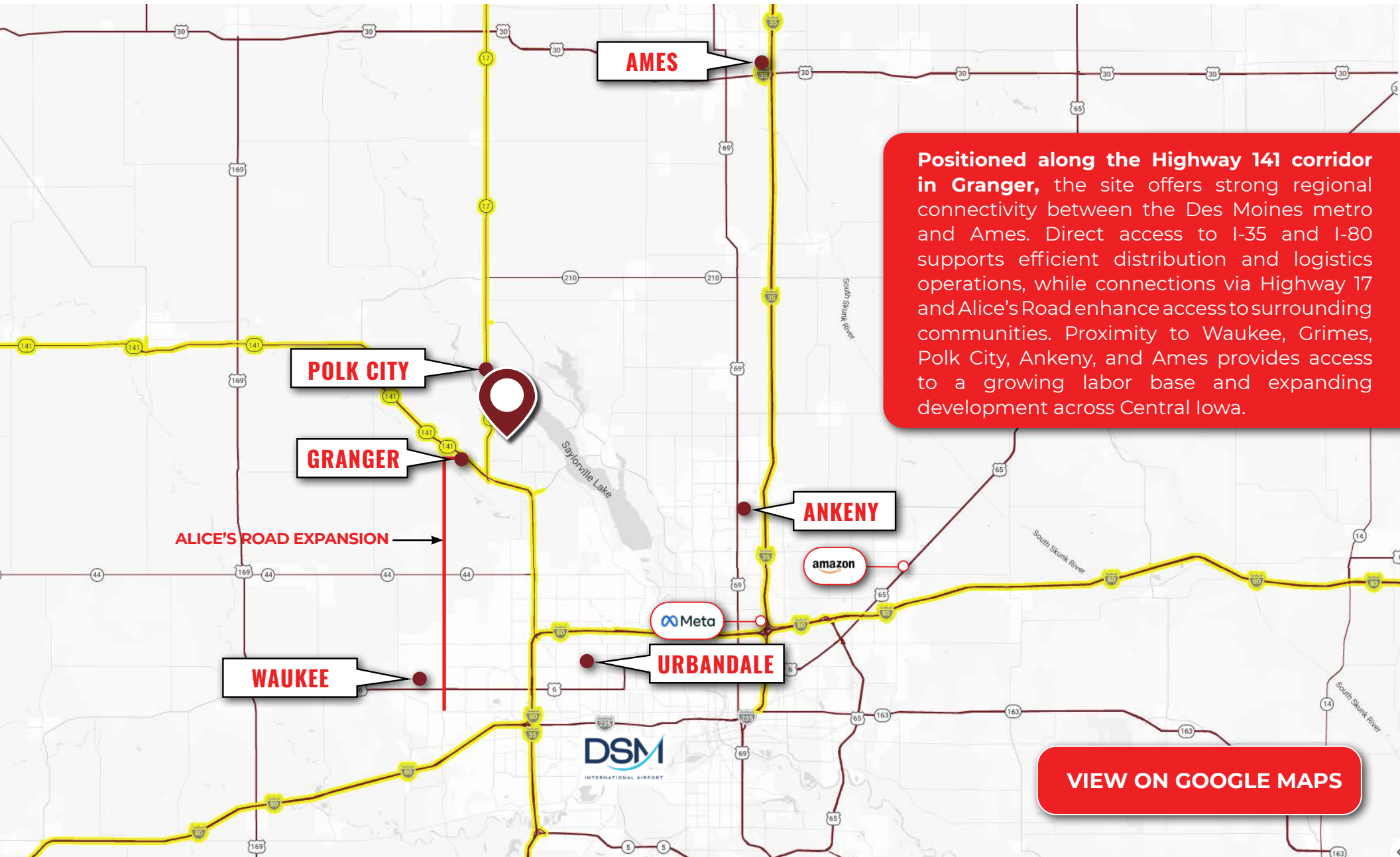
# LOCATION AERIAL



**Positioned along NW 110th Avenue,** the site sits directly across from an established grocery anchor and expanding residential neighborhoods. Surrounded by new rooftops and located within a growing northwest metro corridor, the property offers a prime opportunity for neighborhood-serving retail and future multifamily development.



# REGIONAL ACCESS MAP



**Positioned along the Highway 141 corridor in Granger**, the site offers strong regional connectivity between the Des Moines metro and Ames. Direct access to I-35 and I-80 supports efficient distribution and logistics operations, while connections via Highway 17 and Alice's Road enhance access to surrounding communities. Proximity to Waukee, Grimes, Polk City, Ankeny, and Ames provides access to a growing labor base and expanding development across Central Iowa.

[VIEW ON GOOGLE MAPS](#)

# NW DES MOINES GROWTH CORRIDOR

**184%**

Population Growth  
Since 2000

**\$112K+**

Median HH Income  
(20% Above US Avg)

**\$52K+**

Per Capita  
Income

**32**

Median  
Age

## NW METRO GROWTH CORRIDOR

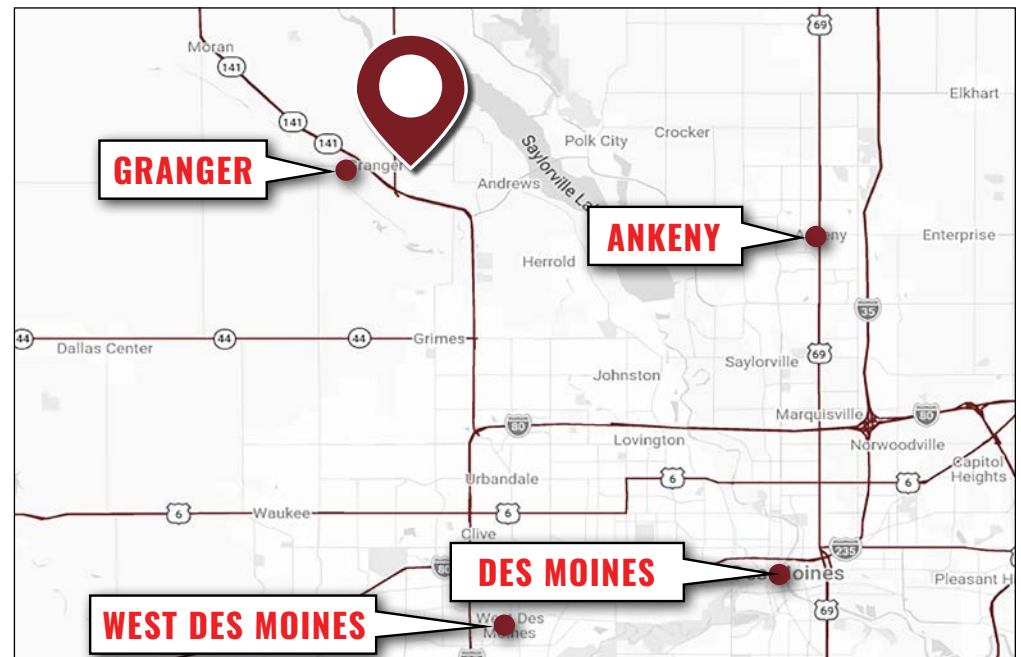
Situated along the Highway 17 corridor in Granger, the property benefits from strong regional connectivity and visibility within one of Central Iowa's emerging growth corridors. The area is experiencing continued residential and commercial expansion, supported by growing rooftops and proximity to Ankeny, Grimes, Waukee, and the greater Des Moines area. Surrounded by new development and neighborhood retail, the site offers a strategic location for users seeking access to the expanding northwest trade area and continued regional growth.

## STRATEGIC POSITIONING

This site offers a strategic location along the Highway 17 corridor, positioned within the path of continued regional growth across Central Iowa. With direct access, strong visibility, and proximity to expanding development in Granger, Ankeny, and Grimes, the property is well positioned to support a wide range of retail, service, and multifamily uses. Strong traffic flow along Highway 17 toward Ames further reinforces long-term commercial potential.

Positioned within the growing northwest corridor of Central Iowa, these metrics highlight the strength of the surrounding trade area. Continued population growth, above-average household incomes, and a younger demographic profile are driving increased consumer demand and supporting new residential and commercial development throughout the area. Granger's proximity to Ankeny, Grimes, Waukee, and Ames continues to attract new residents and investment. The area's continued expansion is reinforcing its appeal for long-term commercial and residential growth.

Strong household incomes and expanding residential density further reinforce the area's long-term growth trajectory, creating a favorable environment for new retail and mixed-use development. With direct access to Highway 17 and connectivity to Highway 141 and I-35, the site is well positioned to capture daily traffic, including flow toward Ames, and serve a growing population base across the northwest corridor. This accessibility supports both current demand and future development potential across the surrounding area.



# MARKET OVERVIEW

## GRANGER, IA | POLK COUNTY

Granger, located within Polk County and just north of the Des Moines area, is positioned within one of the fastest-growing regions in Central Iowa and next in line for northwest metro expansion. The area is being shaped by continued residential growth and increasing commercial activity across the northwest corridor. With proximity to Ankeny, Grimes, and key transportation routes, the area offers strong fundamentals for long-term residential and retail development.

## ECONOMIC STRENGTH & GROWTH

The metro area 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 strong population base. Continued residential and infrastructure expansion throughout the northwest metro is driving demand for retail, service-oriented businesses, and new housing, positioning the area for sustained growth and long-term stability.

## DEMOGRAPHICS & DEMAND DRIVERS

The surrounding trade area is defined by strong household incomes, a younger population, and growing residential density, driving consumer spending and sustained demand for neighborhood-serving retail. Continued population growth and new housing development are creating a stable, expanding customer base. Combined with proximity to major employment centers, these factors support a wide range of commercial users and future multifamily development.



### 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

Casey's General Stores

# DEMOGRAPHIC SUMMARY



**3 MILE**

**4,306**

Population

**\$132,092**

Median HH Income

**5 MILE**

**18,285**

Population

**\$136,179**

Median HH Income

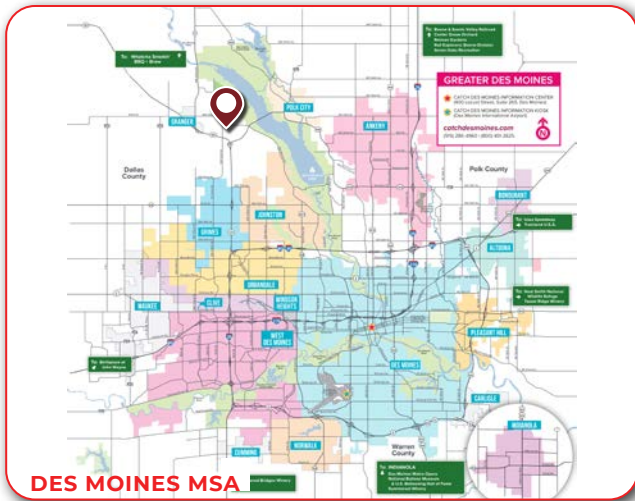
**10 MILE**

**138,500**

Population

**\$125,214**

Median HH Income



**2026 SUMMARY**

	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>Population</b>	4,306	18,285	138,500
<b>Households</b>	1,506	6,363	51,185
<b>Families</b>	1,224	5,030	36,585
<b>Average Household Size</b>	2.86	2.87	2.68
<b>Owner Occupied Housing Units</b>	1,401	5,383	39,500
<b>Renter Occupied Housing Units</b>	105	980	11,685
<b>Median Age</b>	38.7	36.5	37.2
<b>Median Household Income</b>	\$132,092	\$136,179	\$125,214
<b>Average Household Income</b>	\$175,630	\$163,213	\$151,447