

FOR SALE

20.58 AC DEVELOPMENT OPPORTUNITY

**HWY 65 &
E BROADWAY AVE
ALTOONA, IA 50009**

**PAIGE
RUETER
BENLAALA**

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RUETER
PROPERTIES
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SITE OVERVIEW

This 20.58-acre development opportunity is strategically located along the Highway 65 Bypass corridor in Altoona, Iowa, just east of Downtown Des Moines. Positioned adjacent to major national retailers including Lowe's and Target, the site offers excellent visibility, regional connectivity, and immediate access to Interstate 80. The property is ideally suited for commercial, light industrial, retail, flex, contractor yard, or mixed-use development within one of the fastest-growing corridors in the Des Moines Metro.

PROPERTY DESCRIPTION

- ±20.58 acres available for sale
- Direct frontage along Highway 65 Bypass
- Excellent visibility from Highway 65 and Interstate 80
- Zoned for commercial and light industrial uses
- Utilities available to the site
- Adjacent to major national retailers and commercial development
- Flexible development potential for a variety of users

LOCATION DESCRIPTION

- Located within the growing Altoona / Des Moines Metro corridor
- Immediate access to Interstate 80 and Highway 65 Bypass
- Strong regional traffic counts and visibility
- Minutes from Downtown Des Moines and major employment centers
- Positioned near established retail, industrial, and residential growth
- Excellent access to regional transportation routes throughout Central Iowa

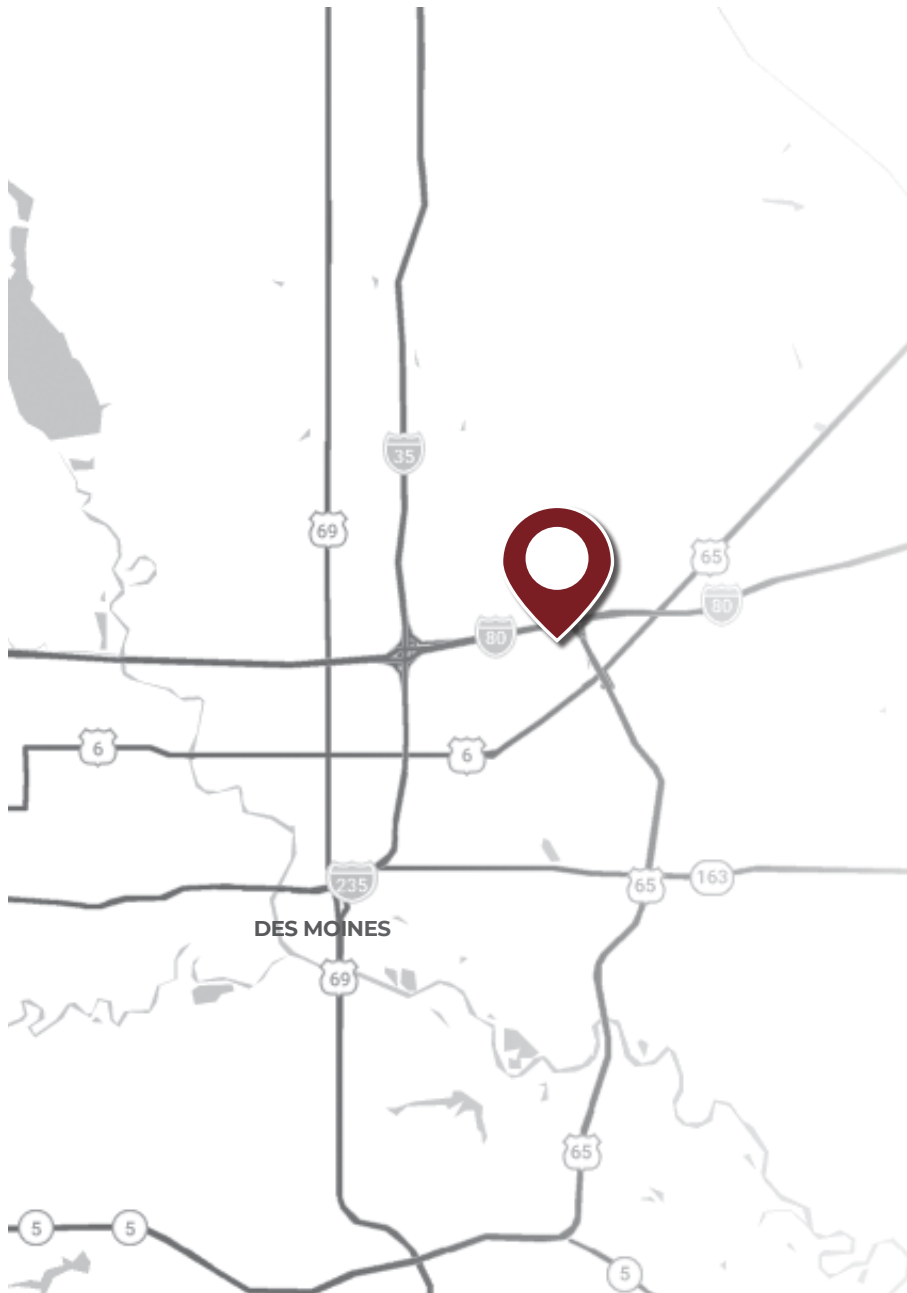
20.58
TOTAL
ACRES

I-80
IMMEDIATE
ACCESS

US-65
HIGHWAY
FRONTAGE

LI
LIGHT
INDUSTRIAL

Located in the Des Moines Metro

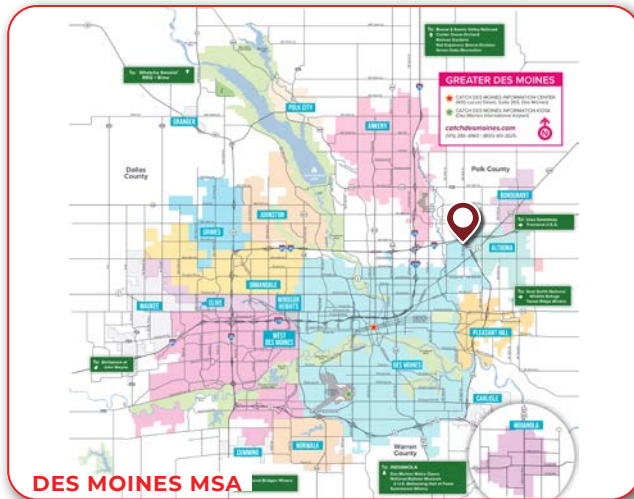


AMENITY MAP

VIEW ON GOOGLE MAPS



DEMOGRAPHIC SUMMARY



3 MILE

32,138

Population

\$73,809

Median HH Income

5 MILE

91,653

Population

\$76,418

Median HH Income

10 MILE

352,953

Population

\$77,069

Median HH Income

2026 SUMMARY

Population

32,138

91,653

352,953

Households

13,043

35,208

142,858

Families

8,169

22,669

83,575

Average Household Size

2.45

2.54

2.42

Owner Occupied Housing Units

8,491

24,779

91,887

Renter Occupied Housing Units

4,552

10,429

50,971

Median Age

37.9

37.6

36.2

Median Household Income

\$73,809

\$76,418

\$77,069

Average Household Income

\$93,077

\$98,377

\$102,742