



**FOR
SALE**

2425 NE 126TH AVE

ELKHART, IA / 50073

PAIGE RUETER BENLAALA / 515.370.3211 / PAIGE@RUETERCO.COM

RUETER PROPERTIES / 2425 NE 126TH AVE / ELKHART, IA / 50073

PROPERTY INFORMATION

PROPERTY DESCRIPTION

±69.06 acres of graded, shovel-ready land

Zoned for a mix of commercial and light industrial uses

All utilities are 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 at the Elkhart Interstate 35 exit, on the north side of Ankeny

Premier I-35 visibility and signage opportunity

Easy access via NE 126th Street and Delaware Avenue

Positioned in a rapidly growing commercial corridor

Surrounded by strong regional traffic and expanding rooftops

1 light industrial lot left

Phase 1 from East to West to lot 6, 18, 19



Address: 2425 NE 126th Ave, Elkhart, IA 50073

Parcel Size: 1-6 Acre Lots, 69.06 Acres Total

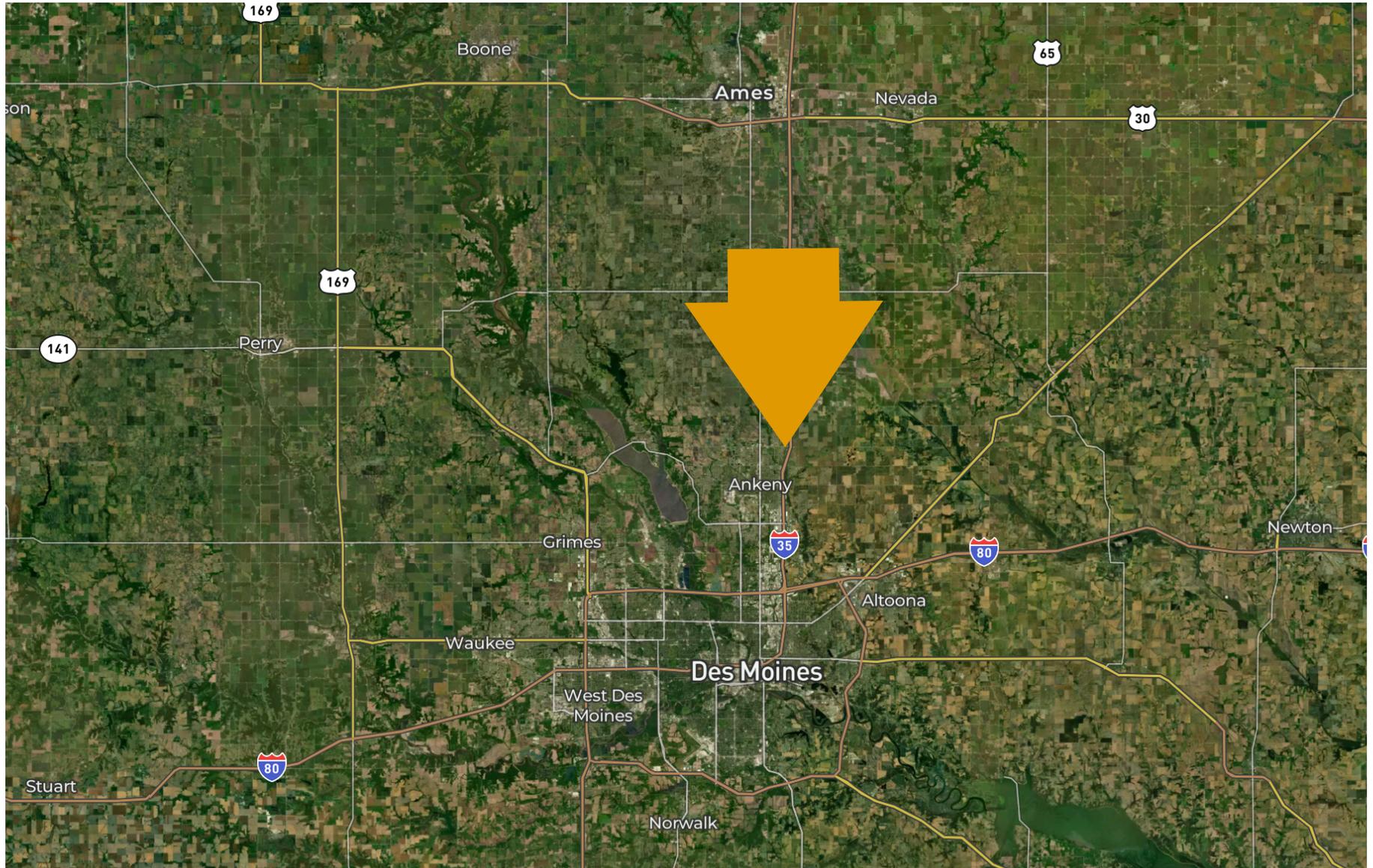
Availability: For Sale

Potential Uses: Commercial and Light Industrial

Trade Area: Ankeny



METRO MAP



DEMOGRAPHICS 5mi RADIUS



Consumer Spend (Annual)

\$863.4m

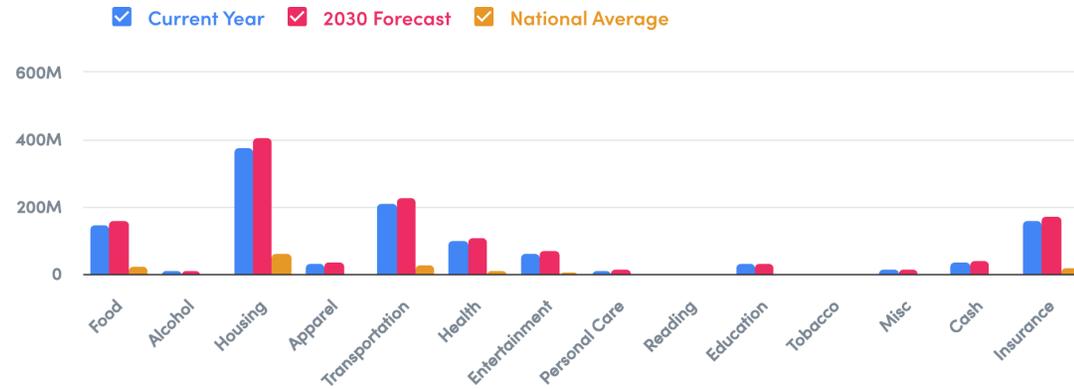
Total Retail

\$368.1m

Total Non Retail

\$1.2b

Total



Travel Time to Work



NATIONAL BRAND COMMERCIAL CORRIDOR

Demographics

46% population increase since 2010

Over 80,000 people. One of Iowa's fastest-growing cities.

\$96,000+ — 20% higher than national average

Median Age: 34.5 years — Young, working-age population

1,200+ housing starts annually

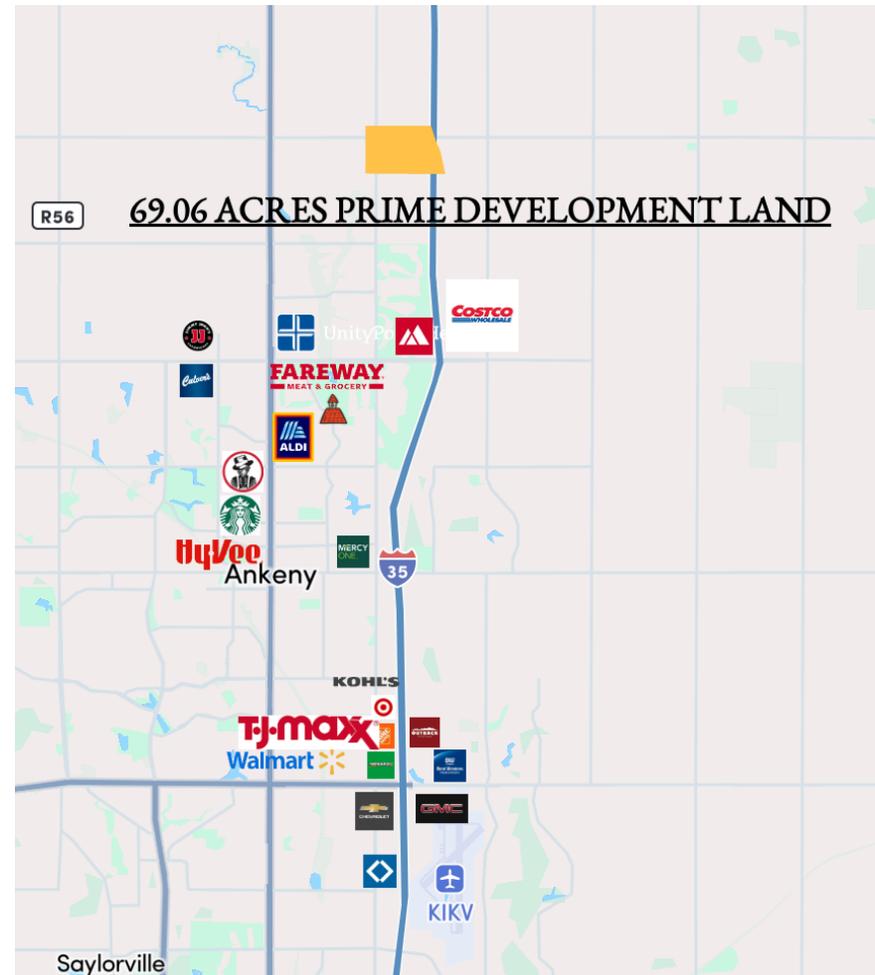
Connected by 80+ miles of trails — livability is a huge draw for employers and residents 46%+ of adults hold a bachelor's degree or higher

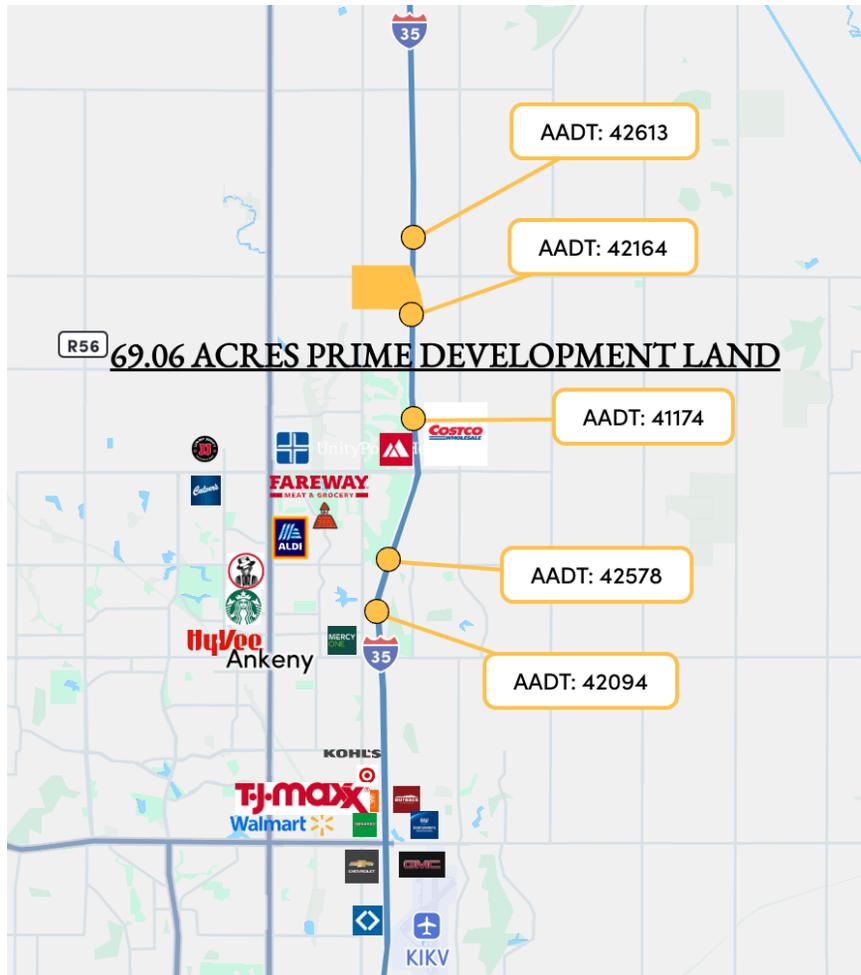
75% of housing units are owner-occupied Minutes to I-35, Downtown Des Moines, and DSM Airport

\$1.3B+ in annual retail sales. High spending across categories: food, apparel, personal care, and home goods

Ankeny Schools = Top 5% in the state

DMACC campus draws 25,000+ students annually — boosts weekday foot traffic and housing demand





High Traffic / High Income
 Developing area near highest average incomes in Ankeny
 High traffic on North entrance of Ankeny
 Closing gap between Des Moines Metro and Ames Trade Areas

