

FOR SALE

BUSINESS LOTS & DEVELOPMENT LAND

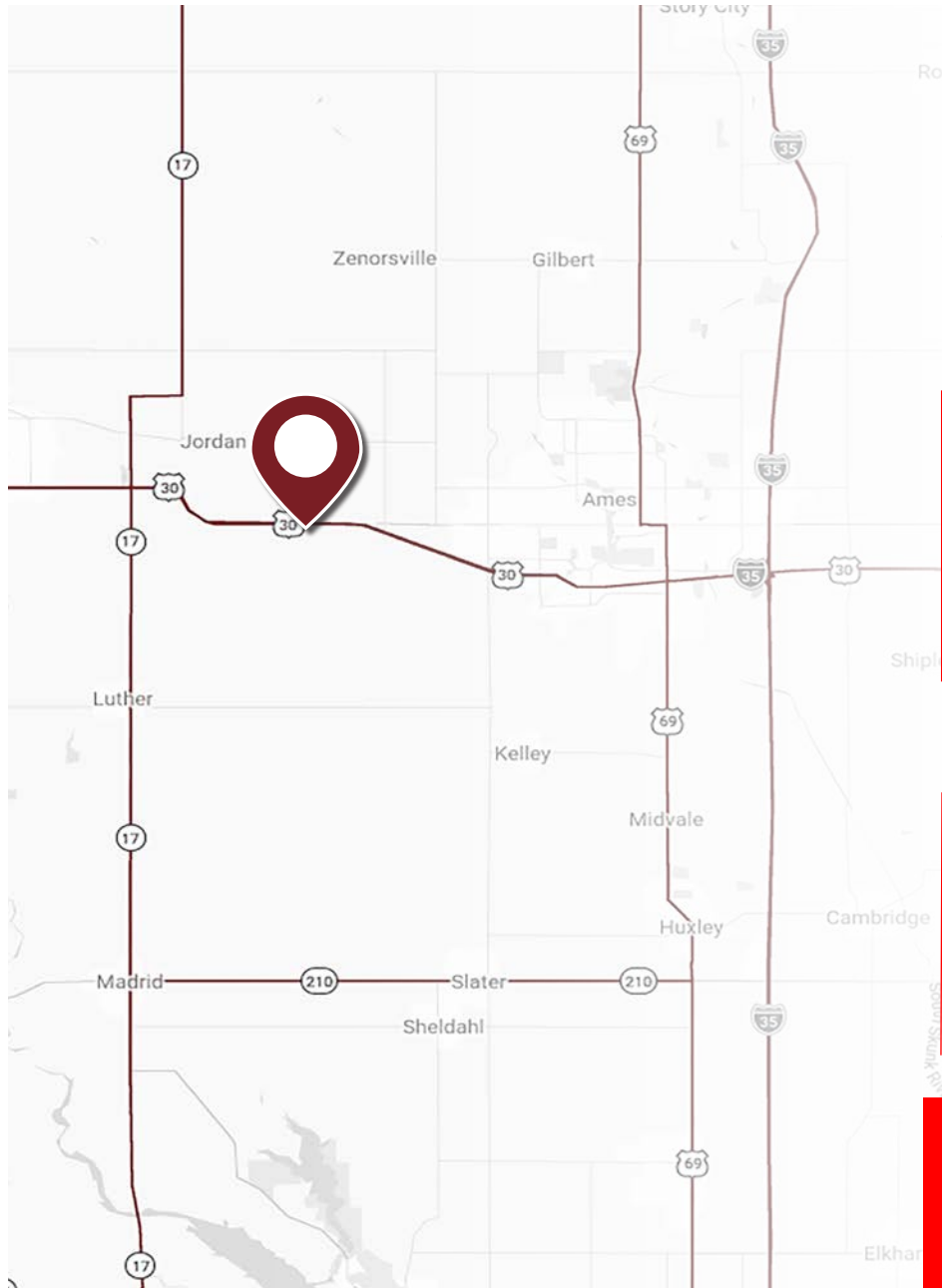
2178 231ST LANE
AMES, IA 50014

PAIGE
RUETER
BENLAALA

515-370-3211
Paige@rueterco.com
Licensed in Iowa

RUETER
PROPERTIES
2425 NE 126th Avenue
Elkhart, IA 50073
www.rueterproperties.com

SITE OVERVIEW



Clear Creek Commons offers a flexible development opportunity along Highway 30 at the entrance of Ames, Iowa. With available business lots including Lots 1, 7, and 11, along with additional developable land within the surrounding farm area, the site provides options for a range of commercial, service, retail, or light industrial users. With direct Highway 30 access, strong visibility, Boone County taxes, and a location positioned within a developing business park west of Ames, Clear Creek Commons is well-suited for users seeking flexible land opportunities in a growing Central Iowa corridor.

PROPERTY DESCRIPTION

- Available business lots within Clear Creek Commons
- Lots 1, 7, and 11 currently available for sale
- Additional developable land available within farm area
- Direct access and visibility along Highway 30
- Flexible site options for commercial or light industrial users
- Positioned within a developing business park west of Ames
- Suitable for commercial, service, retail, or light industrial uses

LOCATION DESCRIPTION

- Located at the entrance of Ames, Iowa
- Positioned west of Ames along Highway 30
- Boone County taxes with Ames-area access
- Convenient access to Ames-area businesses and services
- Strong regional access to surrounding Central Iowa markets
- Located near established business park development

LOTS 1, 7, 11
AVAILABLE
LOTS

HWY 30
DIRECT
ACCESS

UP TO 5.64
ACRE LOTS
AVAILABLE



LOT LAYOUT

