



# FOR SALE

±180 AC INDUSTRIAL DEVELOPMENT OPPORTUNITY

**NEC WENDOVER AVE/  
IOWA HWY 141**

**GRANGER, IA 50109**

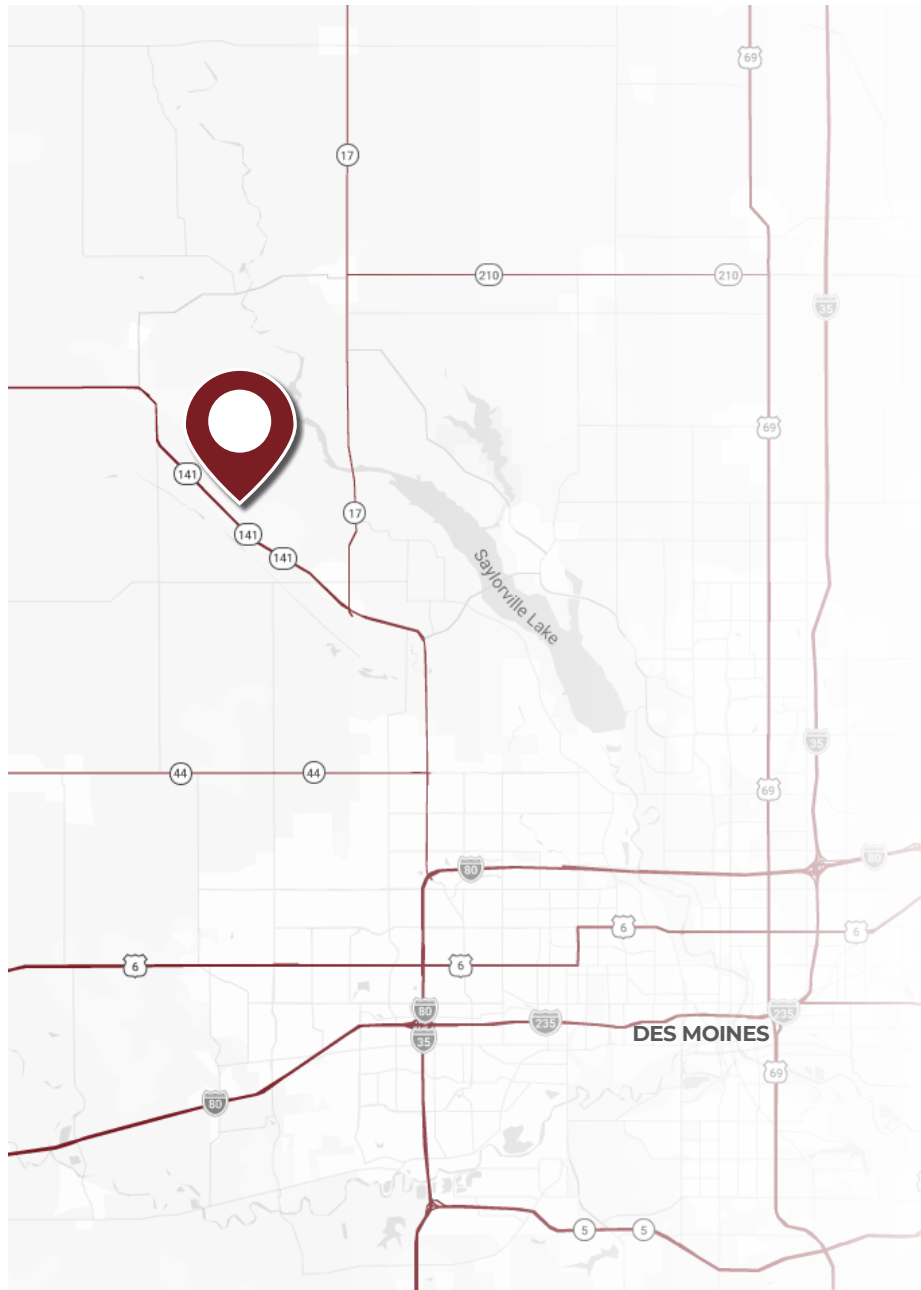
**PAIGE  
RUETER  
BENLAALA**

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Paige@rueterco.com  
Licensed in Iowa

***RUETER***  
PROPERTIES

2425 NE 126th Avenue  
Elkhart, IA 50073  
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# SITE OVERVIEW



This ±180-acre development site is located in Granger, within the Des Moines MSA, along the Highway 141 corridor connecting the northwest metro to Des Moines, Waukee, and Ames—an emerging path of growth in Central Iowa. The property offers expansive scale with direct access and proximity to major transportation routes, making it well suited for industrial, logistics, and data center users. With strong regional connectivity and access to a growing labor base, the site is positioned to support large-format development and long-term expansion.

## PROPERTY DESCRIPTION

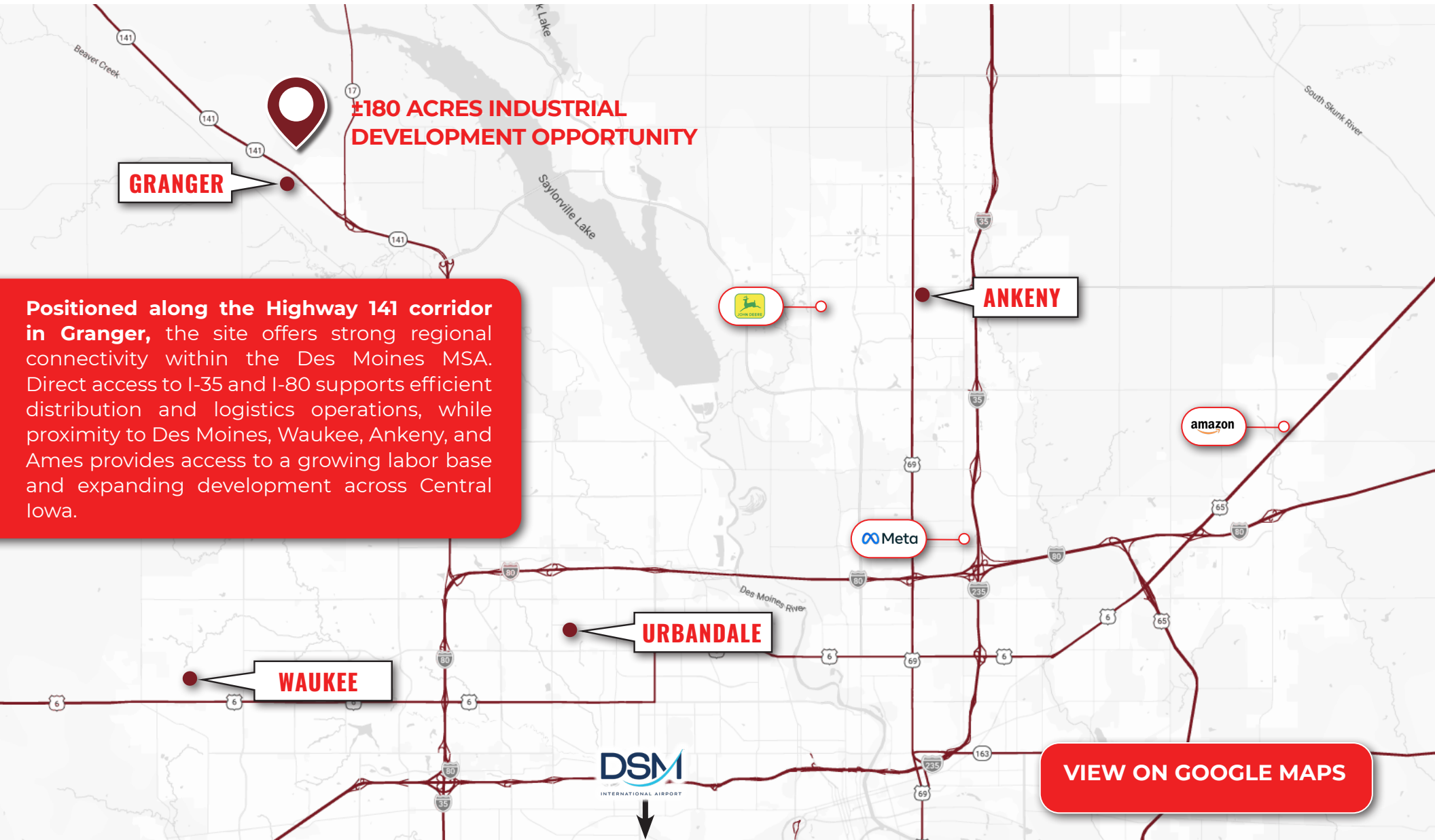
- ±180 acres of prime development land
- Ideal for industrial, logistics, and data center uses
- Direct access to IA Hwy 141 with regional connectivity to I-35/I-80
- Large, contiguous site suitable for single-user or phased development
- Located within an emerging northwest Des Moines growth corridor
- Proximity to Des Moines, Waukee, Ankeny, and Ames supporting long-term demand
- Utilities available nearby (power, water, and sewer), supporting large-scale development potential

## LOCATION DESCRIPTION

- Located in Granger within the Des Moines MSA, along the Highway 141 corridor
- Direct connectivity to I-35/I-80 and the greater Des Moines metro
- Accessible via Wendover Ave with proximity to major transportation routes
- Positioned within an emerging northwest growth corridor
- Surrounded by expanding communities Waukee, Ankeny, and Ames

<b>±180</b> ACRE LOT	<b>HWY 141</b> DIRECT FRONTAGE	<b>I-35 / I-80</b> MAJOR CORRIDOR	<b>LOCATION</b> DES MOINES MSA
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# REGIONAL ACCESS MAP



**Positioned along the Highway 141 corridor in Granger**, the site offers strong regional connectivity within the Des Moines MSA. Direct access to I-35 and I-80 supports efficient distribution and logistics operations, while proximity to Des Moines, Waukee, Ankeny, and Ames provides access to a growing labor base and expanding development across Central Iowa.

**VIEW ON GOOGLE MAPS**

# NW GROWTH CORRIDOR

**750K+**

Metro  
Population

**\$95K+**

Median  
Income

**ACCESS**

Logistics  
Hub

**350K+**

Labor  
Force

## HIGHWAY 141 CORRIDOR

Situated along Highway 141 in Granger, the property benefits from strong regional connectivity within the Des Moines MSA. The site offers direct frontage and access along a key corridor linking the northwest metro to Des Moines, Waukee, and surrounding communities. The area is characterized by a mix of agricultural land and emerging development, with continued expansion occurring across nearby growth markets.

## STRATEGIC POSITIONING

This site offers a strategic location with connectivity to the I-35/I-80 corridor and access to the greater Des Moines region. Positioned within an emerging northwest growth corridor, it is well suited for industrial, logistics, and large-scale users seeking accessibility, land availability, and long-term expansion potential.

Positioned along the Highway 141 corridor within the Des Moines MSA, these metrics highlight the strength of the surrounding region and its role as an emerging northwest growth corridor in Central Iowa. Continued population growth, a stable employment base, and expanding residential development across nearby communities including Waukee, Ankeny, and Ames are supporting long-term economic expansion. The Des Moines metro's diverse economy and access to a growing labor force continue to attract industrial users, logistics operators, and large-scale employers to the region.

Strong regional connectivity and ongoing infrastructure investment further reinforce the area's long-term growth trajectory, creating a favorable environment for industrial and large-format development. With direct access to Highway 141 and connectivity to the I-35/I-80 corridor, the site is well positioned to support distribution, logistics, and data-driven users seeking access to the greater Des Moines market. Proximity to expanding communities and major transportation routes allows the site to benefit from both current demand and future growth across the metro area.

## TARGET USERS



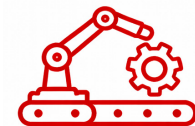
DATA  
CENTERS



LOGISTICS/  
DISTRIBUTION



WAREHOUSE/  
INDUSTRIAL



MANUFACTURING

# MARKET OVERVIEW

## GRANGER, IA | DALLAS COUNTY

Granger, located within Dallas County and the Des Moines MSA, is positioned within one of the fastest-growing areas in Central Iowa, driven by population growth, expanding residential development, and increasing commercial activity in nearby communities. The Des Moines metro continues to serve as the region's economic hub, supported by a diverse employment base, major employers, and ongoing investment. Access to Highway 141 and the I-35/I-80 corridor provides strong fundamentals for long-term industrial and commercial growth.

## REGIONAL ECONOMY & GROWTH

The Des Moines metro economy 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 diverse employment base. Continued residential expansion and infrastructure investment across Dallas County and surrounding communities are driving demand for industrial, logistics, and large-scale commercial users, positioning the area for long-term growth.

## WORKFORCE & ACCESS

The Des Moines metro is supported by a strong workforce and regional labor base. Continued population growth and expanding communities across the metro contribute to a reliable labor pool. Access to Highway 141 and the I-35/I-80 corridor enhances connectivity throughout the region, supporting efficient movement of goods and access to employment centers across Central Iowa.



### HIGHWAY 141 CORRIDOR

Primary corridor connecting the northwest metro to Des Moines and surrounding communities



### I-35 / I-80 ACCESS

Direct connectivity to regional interstate system serving Central Iowa and beyond



### CENTRAL U.S. POSITIONING

Strategically located within the Midwest for efficient regional distribution



### LABOR FORCE ACCESS

Access to the Des Moines MSA workforce and surrounding labor base



### REGIONAL CONNECTIVITY

Proximity to Waukee, Ankeny, Ames, and the greater Des Moines metro

# DEMOGRAPHIC SUMMARY



**3 MILE**

**3,286**  
Population

**\$129,570**  
Median HH Income

**5 MILE**

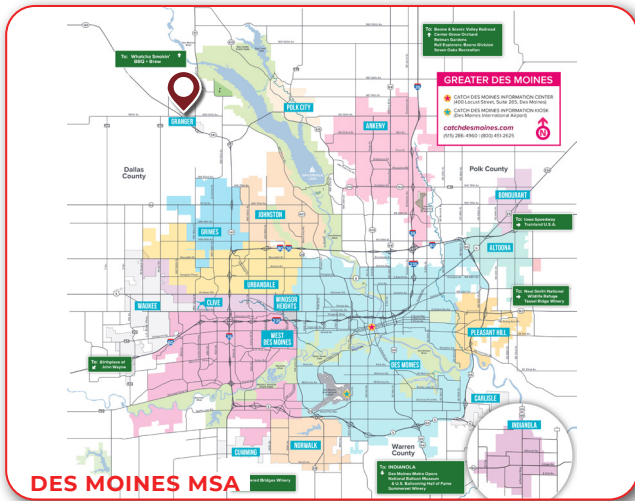
**7,417**  
Population

**\$132,708**  
Median HH Income

**10 MILE**

**91,468**  
Population

**\$129,034**  
Median HH Income



## 2026 SUMMARY

	3 MILE	5 MILE	10 MILE
<b>Population</b>	3,286	7,417	91,468
<b>Households</b>	1,164	2,522	33,250
<b>Families</b>	917	2,036	24,130
<b>Average Household Size</b>	2.82	2.94	2.73
<b>Owner Occupied Housing Units</b>	1,073	2,288	25,535
<b>Renter Occupied Housing Units</b>	91	234	7,715
<b>Median Age</b>	38.5	37.5	36.9
<b>Median Household Income</b>	\$129,570	\$132,708	\$129,034
<b>Average Household Income</b>	\$166,727	\$167,088	\$158,672