

For Sale/Build to Suit  
**Land**  
2.682 - 5.444 Acres



## 1106 SE 66th Street

Ankeny, Iowa 50021

### Property Highlights

- For Sale Or Build To Suit
- Conveniently Located Near I35 Access

### Property Description

Corporate Woods commercial lots are zoned C2 (General Retail & Highway Oriented Commercial Business District) for a variety of potential commercial uses. There are a total of 6 available parcels which can be assembled if needed. Sizes and visibility can vary from 5.5 acres adjacent to I35, or as small as 1.43 acres on Delaware Ave, a heavily trafficked connector between Des Moines & Ankeny.

### Available Spaces

| Spaces                 | Sale Price   | Size (SF)   |
|------------------------|--------------|-------------|
| 1106 SE 66th Street    | \$9.00 SF/yr | 2.763 Acres |
| 6609 SE Bellagio Drive | \$9.00 SF/yr | 2.682 Acres |

#### OFFERING SUMMARY

|            |             |
|------------|-------------|
| Sale Price | \$9.00 / SF |
| Lot Size   | 237,158 SF  |

#### DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 753        | \$84,650       |
| 3 Miles | 21,736     | \$86,233       |
| 5 Miles | 97,026     | \$75,836       |

For more information

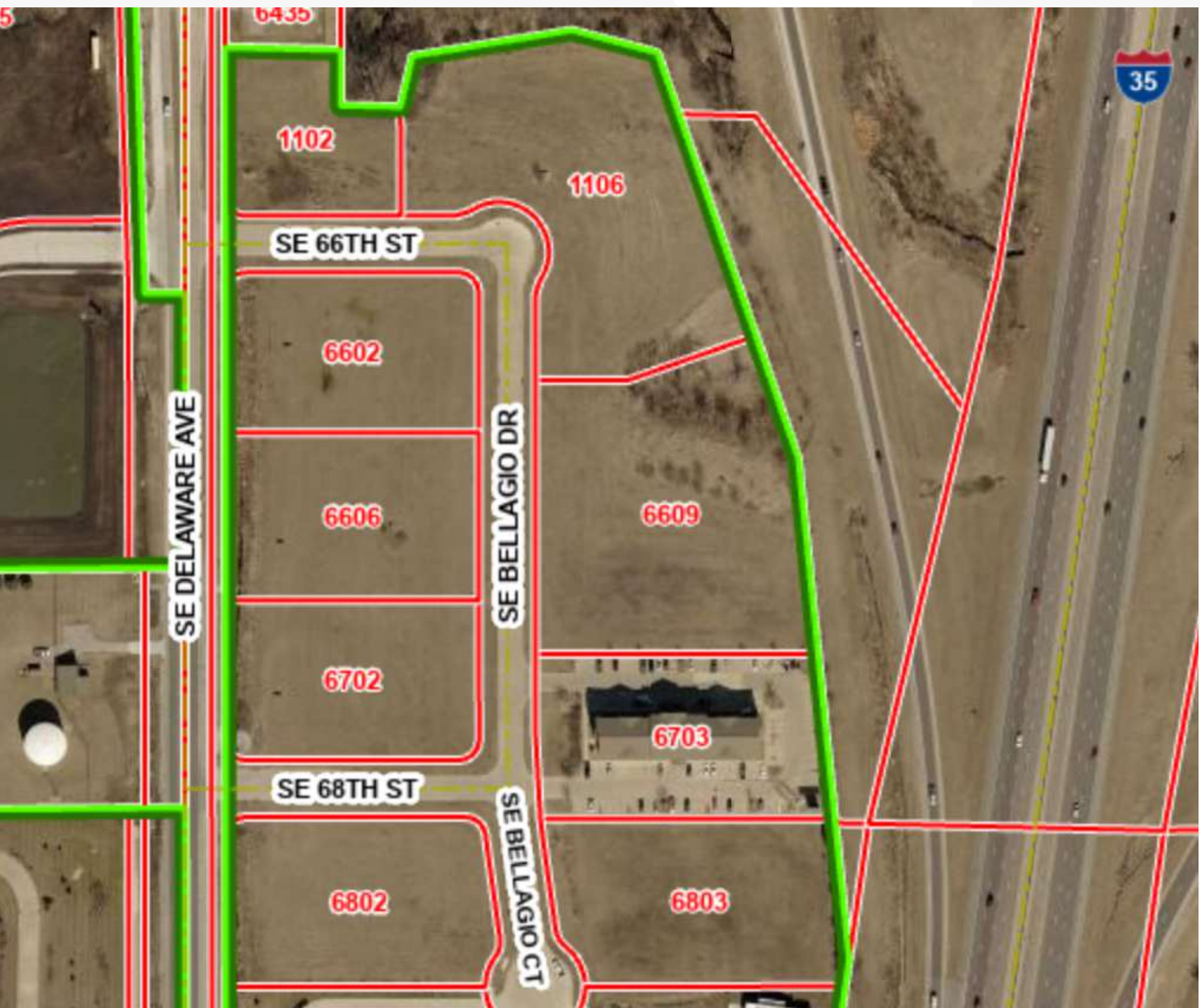
**Matt T. Connolly**

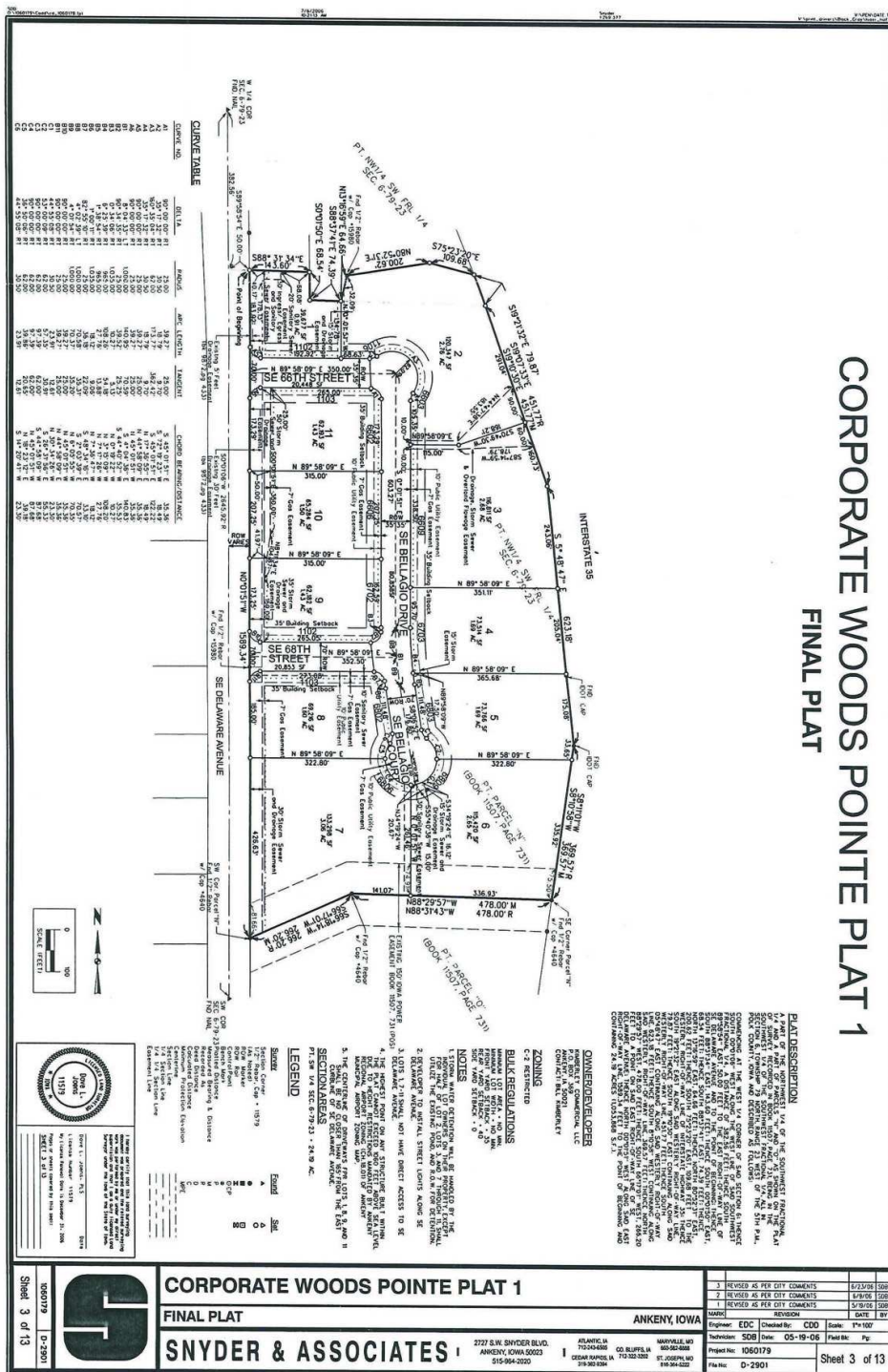
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# Lot Layout

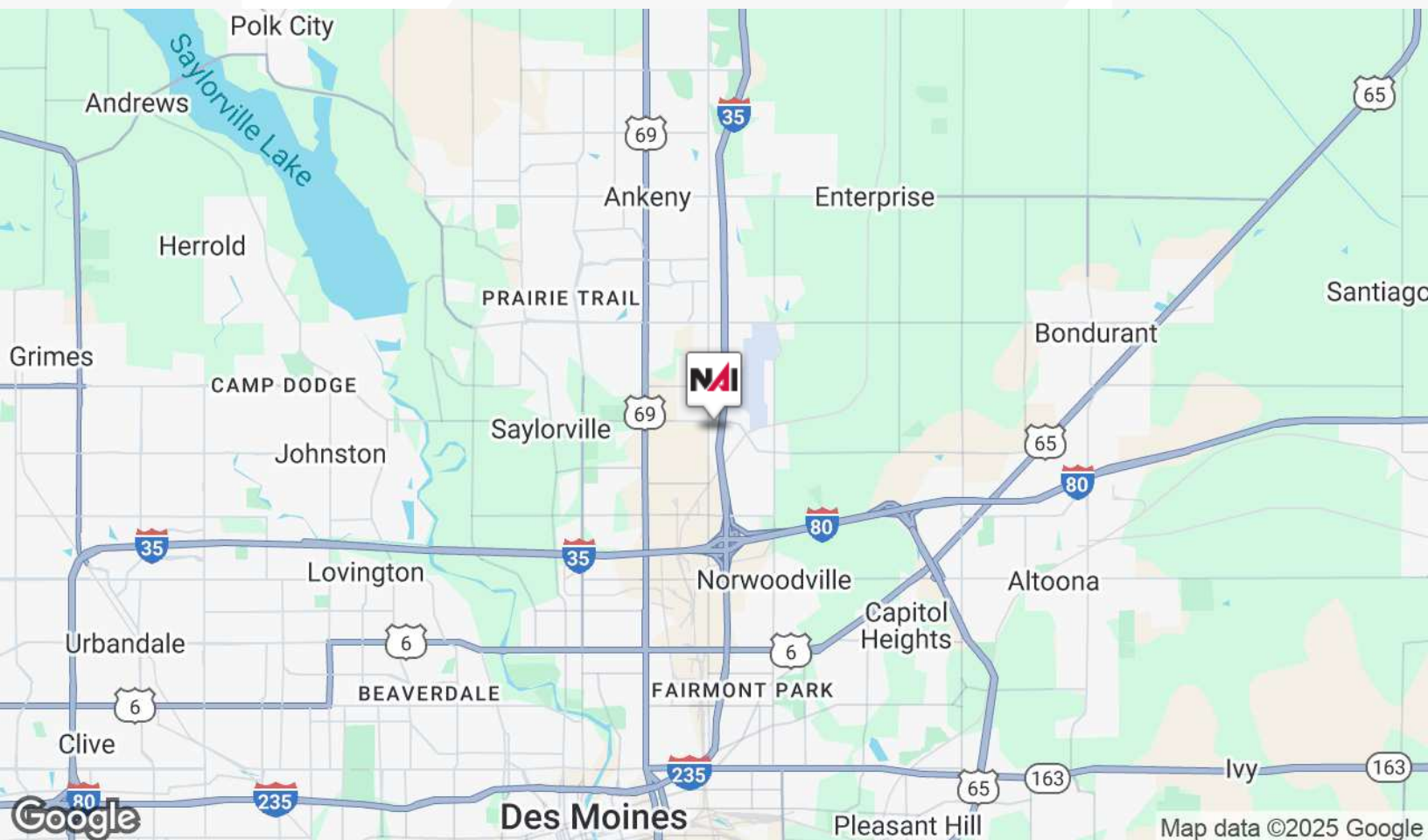
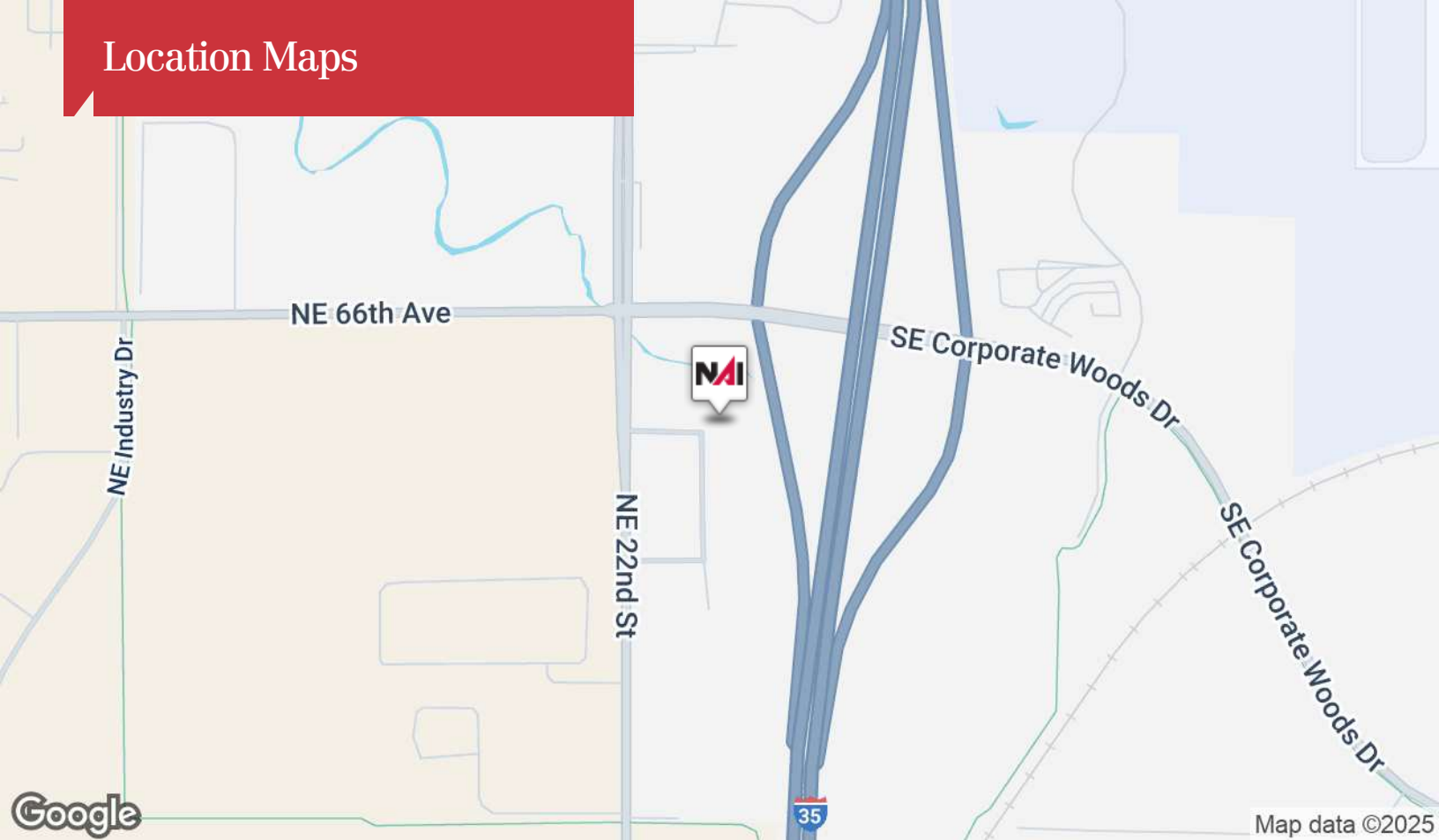


CORPORATE WOODS POINTE PLAT 1  
FINAL PLAT  
PLAT

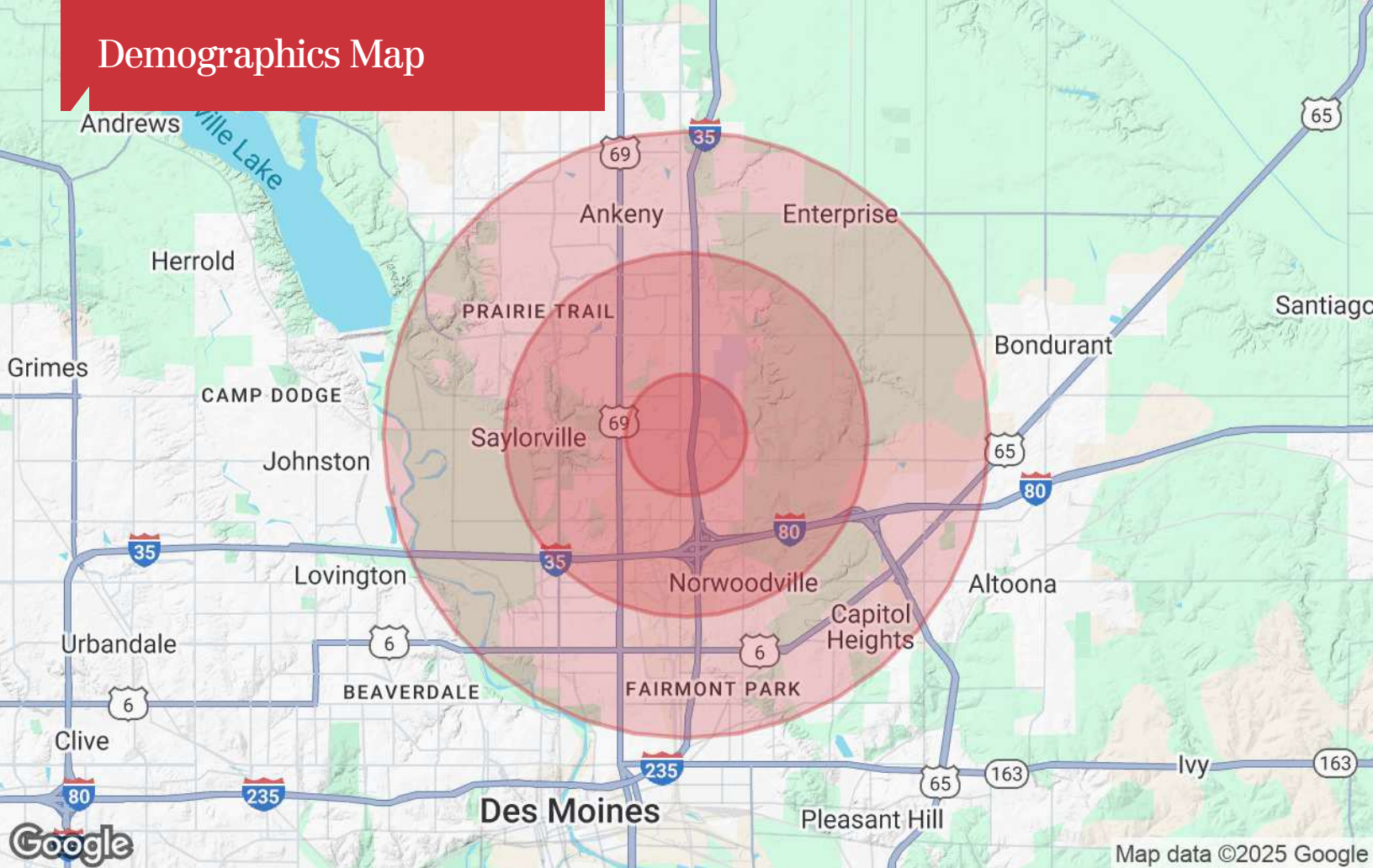
# Retailer Map



## Location Maps



# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 753    | 21,736  | 97,026  |
| MEDIAN AGE          | 48.9   | 37.2    | 35.9    |
| MEDIAN AGE (MALE)   | 56.4   | 38.1    | 35.6    |
| MEDIAN AGE (FEMALE) | 42.5   | 38.1    | 36.8    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 364       | 8,582     | 38,995    |
| # OF PERSONS PER HH | 2.1       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$84,650  | \$86,233  | \$75,836  |
| AVERAGE HOUSE VALUE | \$200,710 | \$192,654 | \$173,978 |

\* Demographic data derived from 2020 ACS - US Census