

For Sale
Land
1.589 Acres



6802 SE Bellagio Ct

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.

OFFERING SUMMARY

Sale Price	\$7.00 / SF
Lot Size	1.59 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	739	\$84,540
3 Miles	21,010	\$84,840
5 Miles	99,691	\$74,215

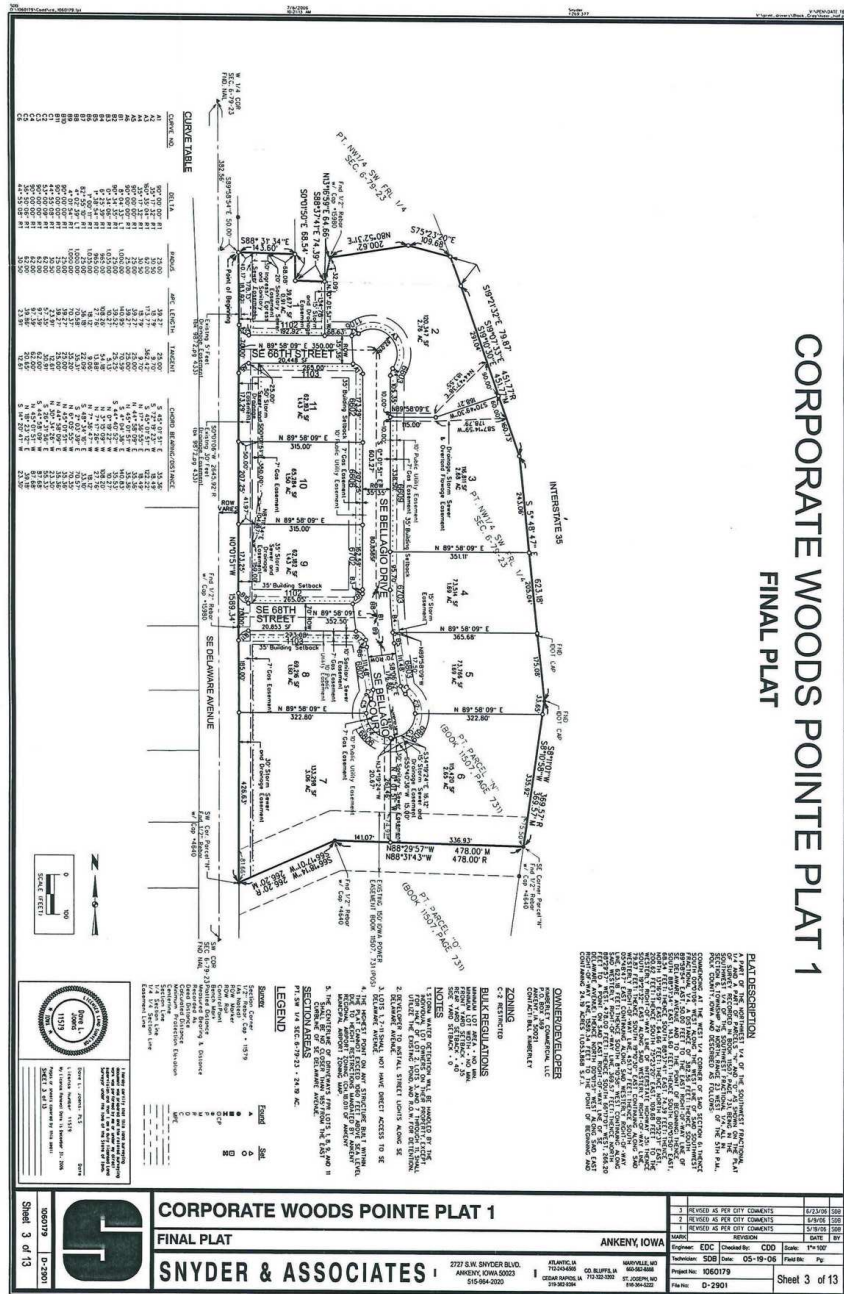
For more information

Matt T. Connolly

O: 515 975 9600
mconnolly@iowarealtycommercial.com

Chris Fultz

O: 319 331 3191
cfultz@iowarealtycommercial.com



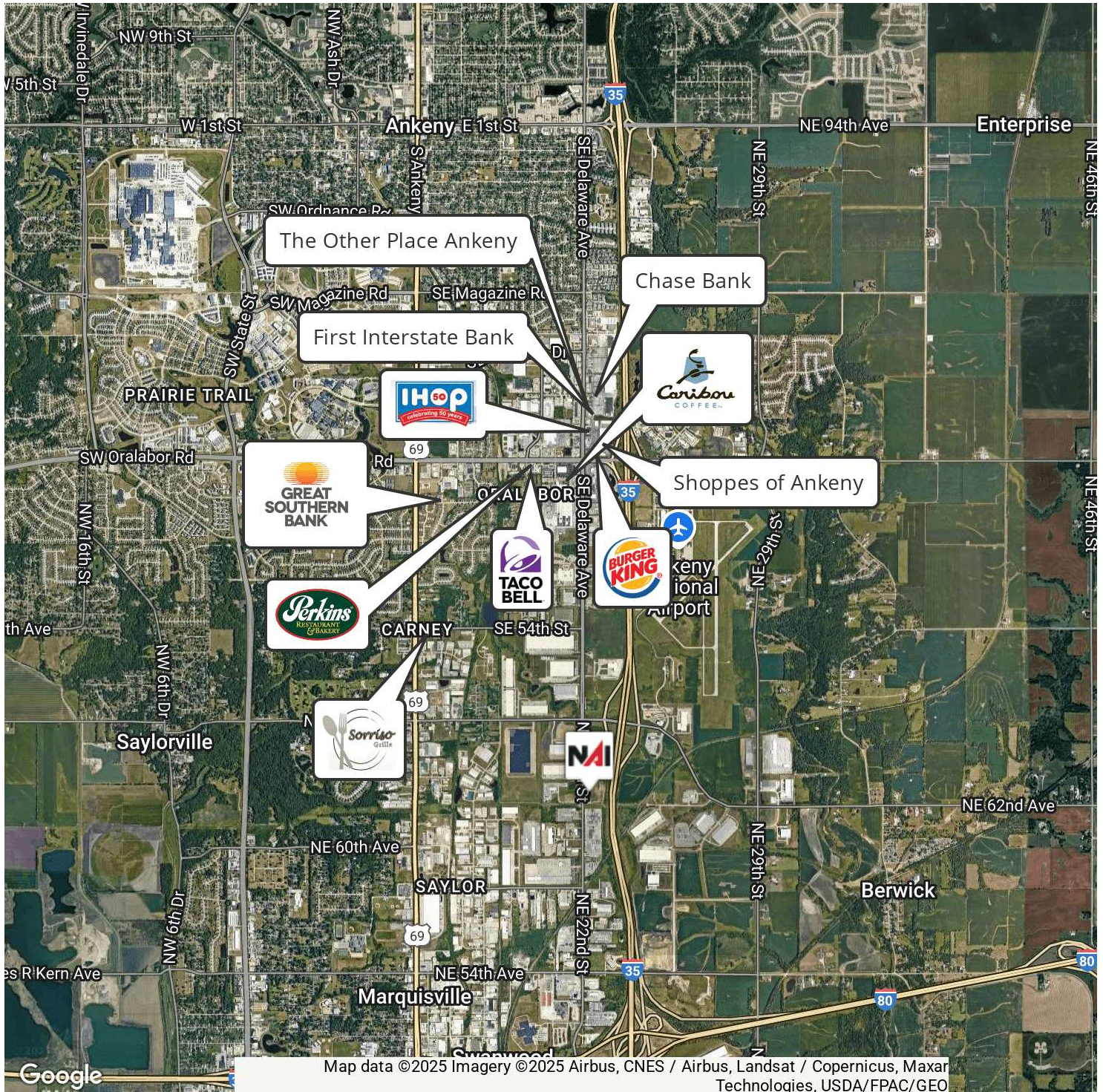
Additional Photos



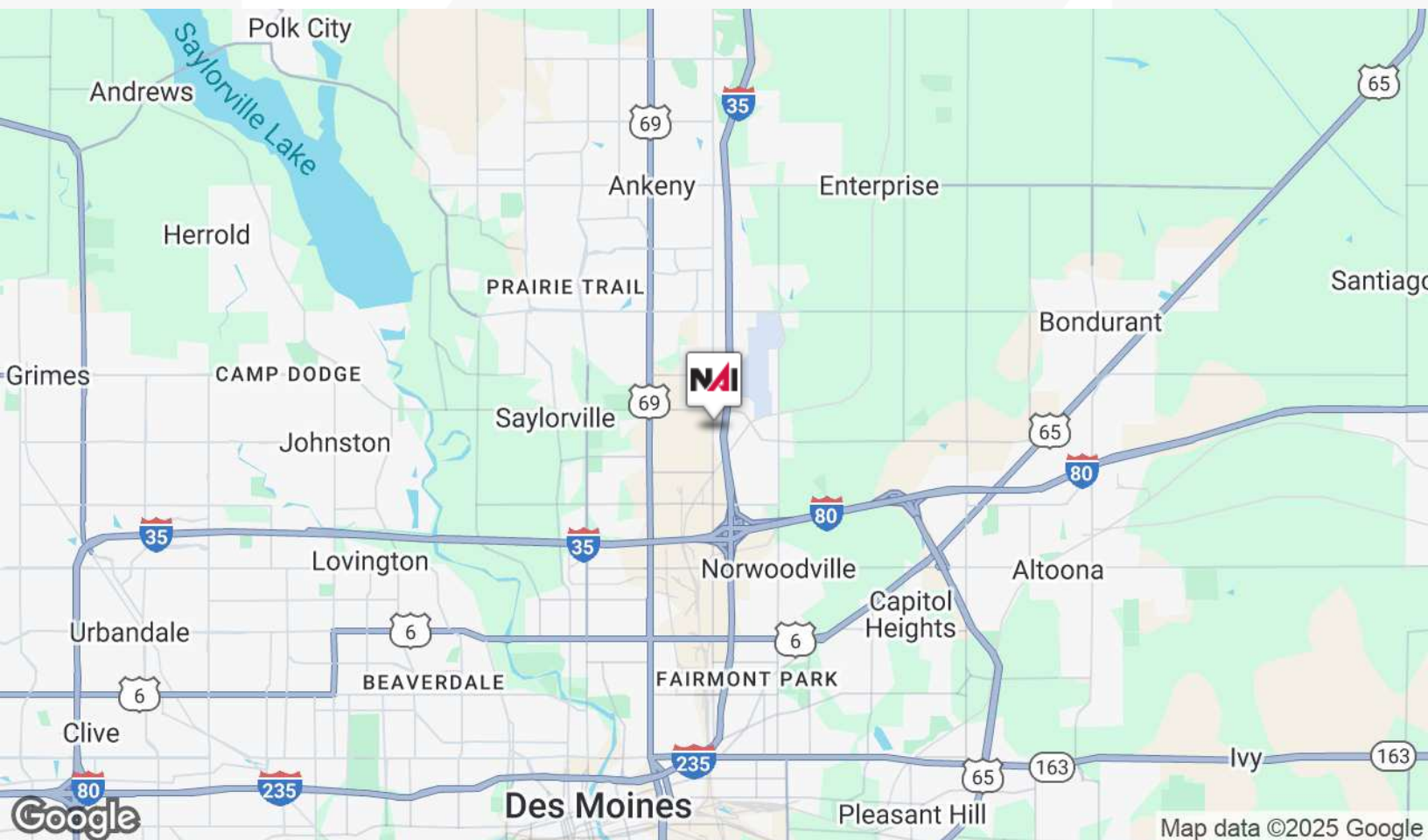
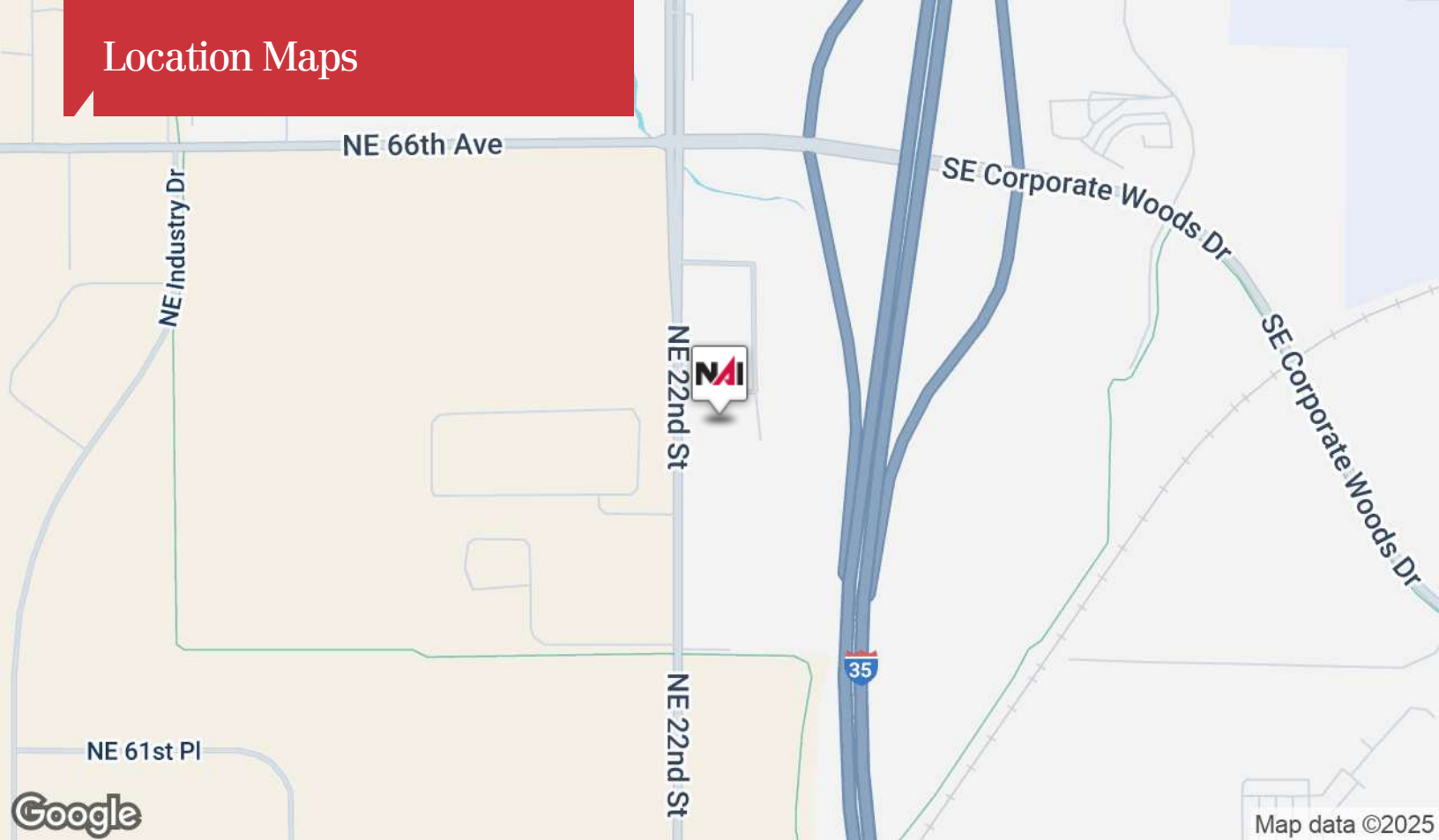
For Sale

Land

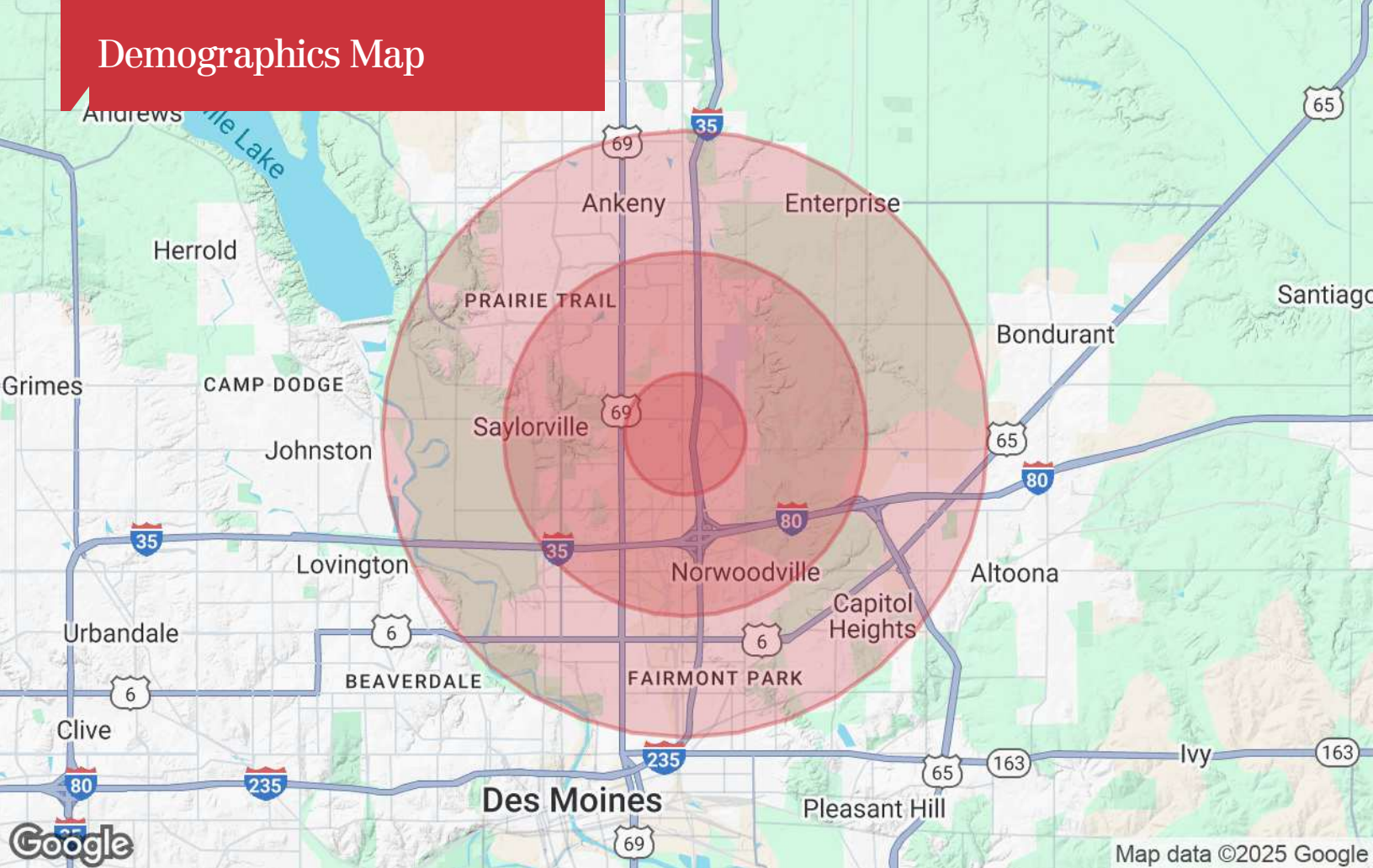
1.589 Acres | \$304,920 / AC



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	739	21,010	99,691
MEDIAN AGE	50.2	37.3	35.9
MEDIAN AGE (MALE)	55.4	38.2	35.5
MEDIAN AGE (FEMALE)	44.3	38.3	37.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	351	8,291	40,038
# OF PERSONS PER HH	2.1	2.5	2.5
AVERAGE HH INCOME	\$84,540	\$84,840	\$74,215
AVERAGE HOUSE VALUE	\$198,055	\$189,876	\$170,177

* Demographic data derived from 2020 ACS - US Census