

For Sale

OR BUILD TO SUIT

DENNY ELWELL COMPANY

Commercial Real Estate & Development

DEVELOPMENT GROUND

Metro North Business Park II, Phase II, Ankeny, Iowa 50021



- 121.59 Acre Development
- 3 up to 76 Acres Available
- Tax Abatement & TIF Available For Qualifying Projects
- Adjacent to I-35: 70,300 VPD
- Zoned M-1
- I-35/Exit 90 Access & 4 Miles to I-35/I-80/I-235 Exchange
- Campus-Like Setting
- Strict Covenants Ensure Quality Construction and Superior Appearance
- Regional Airport Located Just Outside Business Park
- Business Park Includes: 9 Hotels, Outback Steakhouse, & Waterfront Seafood Market



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515-964-1587

2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

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NW LOTS: UP TO 76.26 ACRES

LOT 1: 2.99 AC, 130,222 SF
\$14.00 PSF

LOT 2: 3.70 AC, 161,271 SF
\$14.00 PSF

LOT 3: 3.46 AC, 150,607 SF
\$14.00 PSF

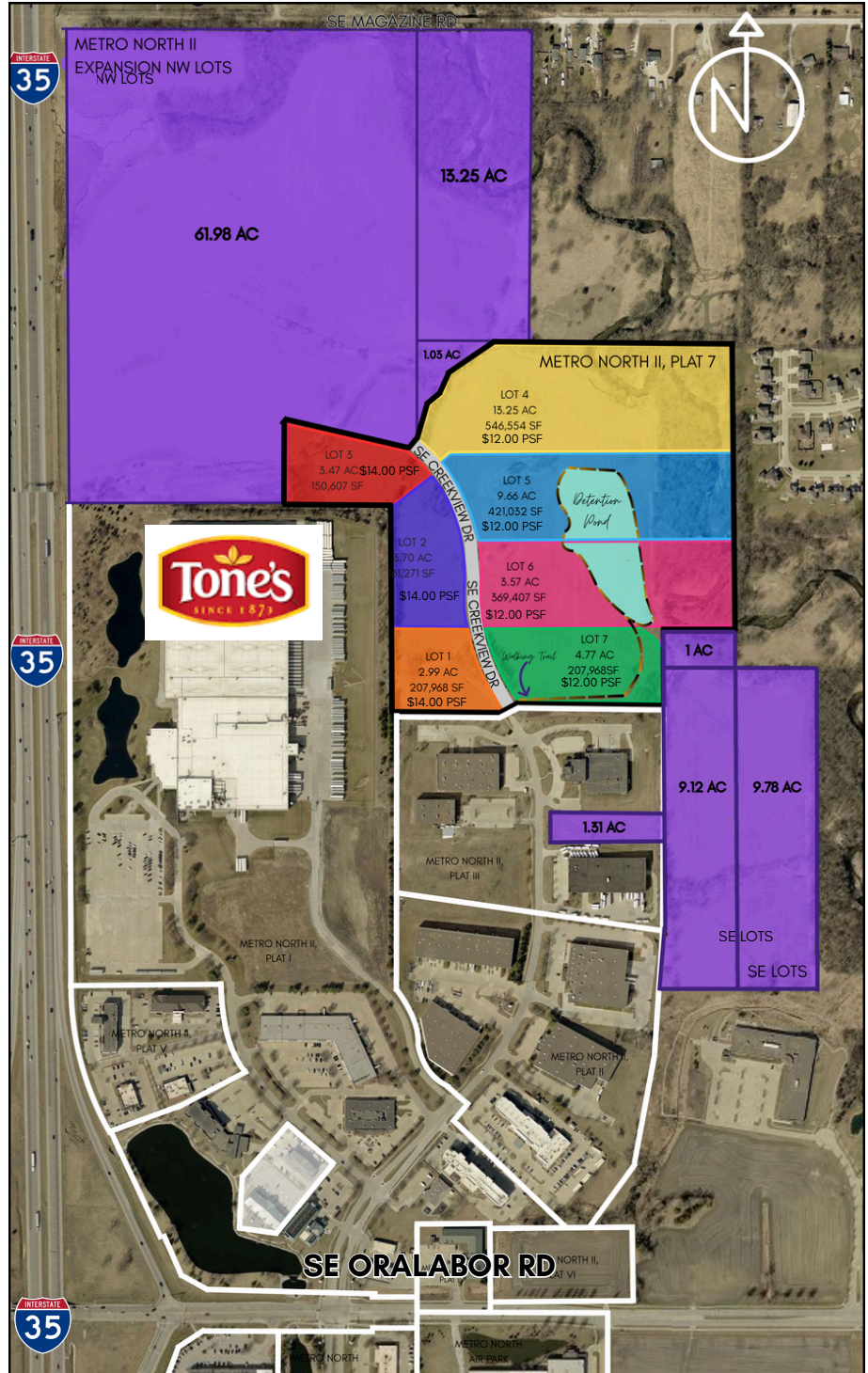
LOT 4: 13.25 AC, 546,554 SF
4.26 BUILDABLE ACRES
Access to Detention Pond
\$12.00 PSF

LOT 5: 9.66 AC, 421,032 SF
3.24 BUILDABLE ACRES
Access to Detention Pond
\$12.00 PSF

LOT 6: 8.48 AC, 369,407 SF
3.57 BUILDABLE ACRES
Access to Detention Pond
\$12.00 PSF

LOT 7: 4.77 AC, 207,968 SF
Access to Detention Pond
\$12.00 PSF

SE LOTS: UP TO 21.21 ACRES



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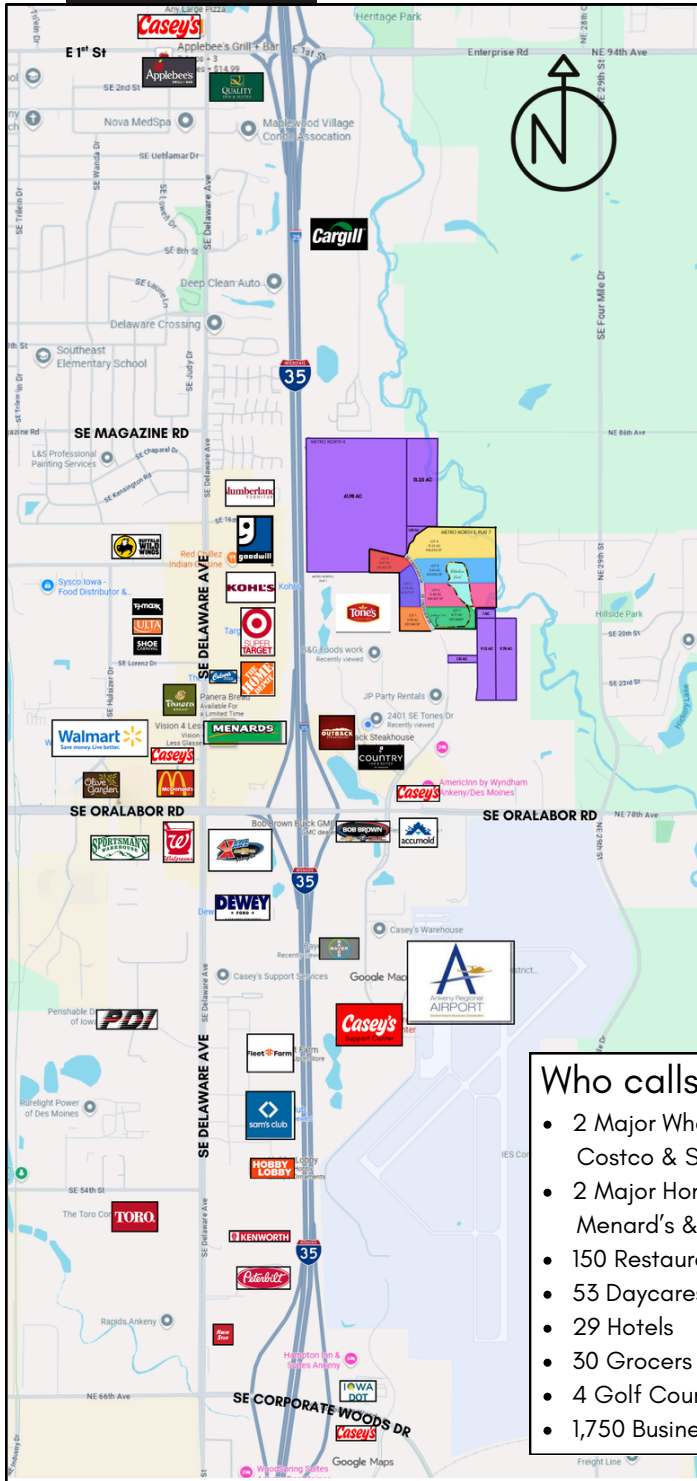
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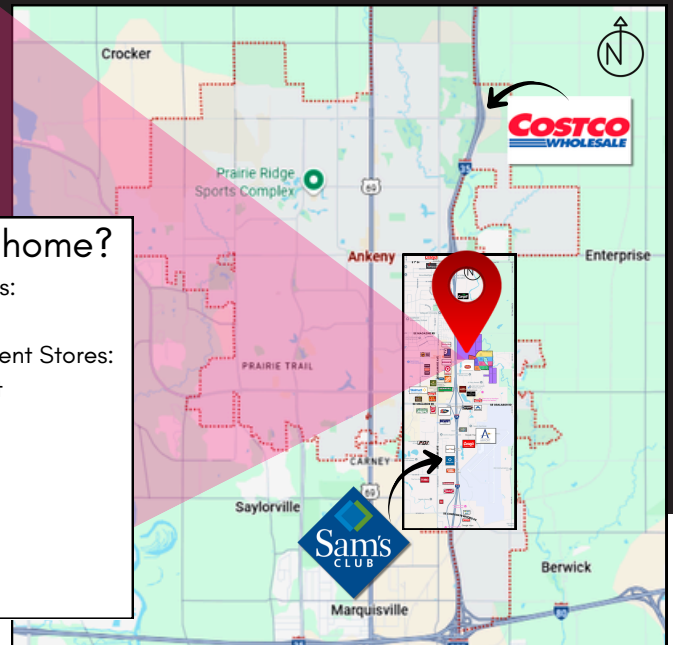


Why Ankeny, Iowa?

- Ankeny benefits from excellent logistics: It lies at the intersection of Interstate 35 and Interstate 80, giving strong road access for goods and distribution
- According to the official 2024 Special Census, Ankeny has a population of 76,207
- Ankeny is now Iowa's 5th largest city
- For 2025, a projected estimate lists Ankeny at approximately 78,681
- The city offers strong economic development incentives targeting advanced manufacturing, bioscience, logistics, IT/business services.
- A recent newsletter noted for 2025: by mid-year the city had issued permits for 985 new dwelling units and nearly \$300 million of new investment in just the first half of the year
- Ankeny has seen record-level commercial & residential investment for the past 5 years

Who calls Ankeny home?

- 2 Major Wholesale Stores: Costco & Sam's Club
- 2 Major Home Improvement Stores: Menard's & Home Depot
- 150 Restaurants
- 53 Daycares
- 29 Hotels
- 30 Grocers
- 4 Golf Courses
- 1,750 Businesses



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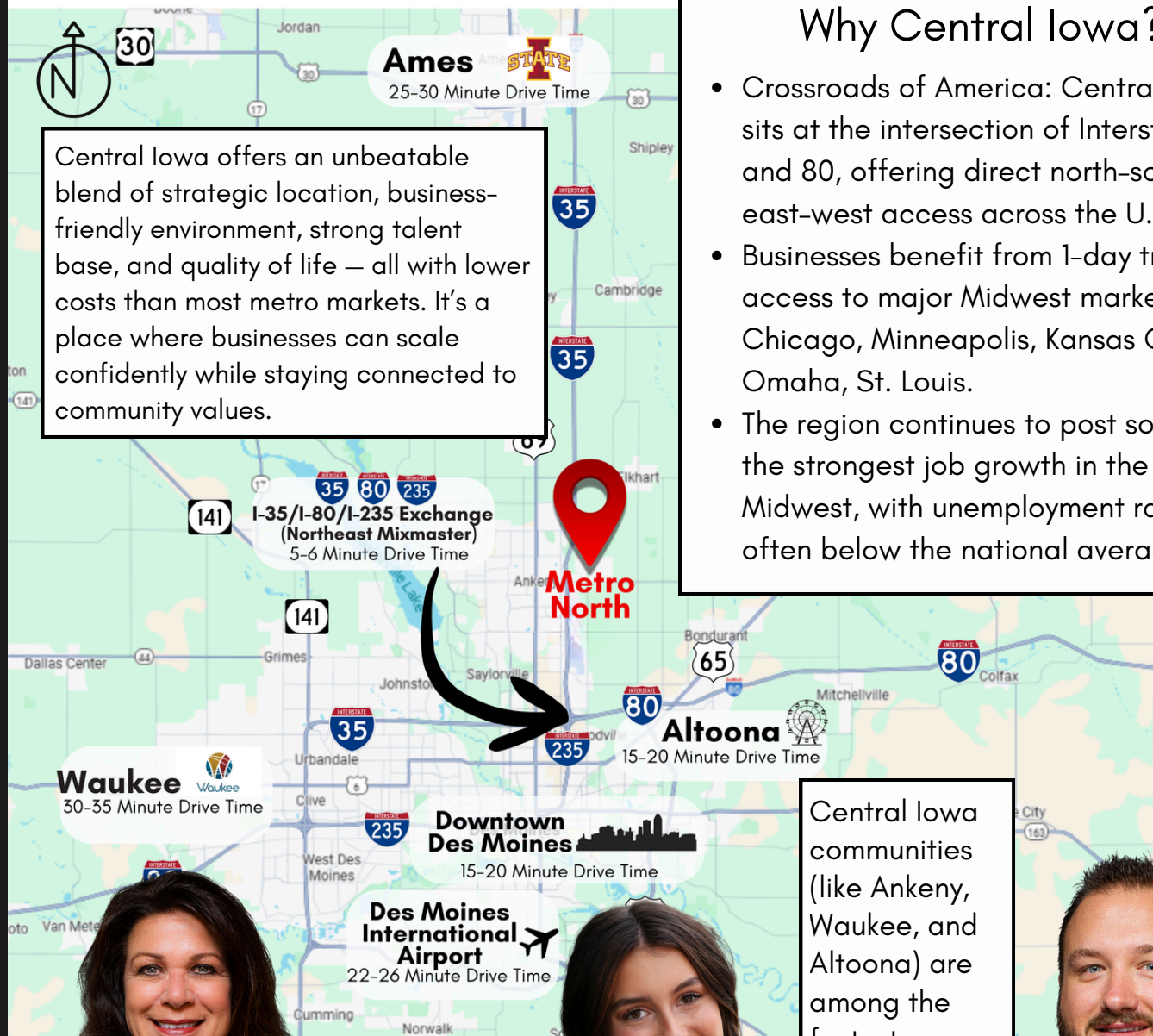
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Central Iowa offers an unbeatable blend of strategic location, business-friendly environment, strong talent base, and quality of life – all with lower costs than most metro markets. It's a place where businesses can scale confidently while staying connected to community values.

Why Central Iowa?

- Crossroads of America: Central Iowa sits at the intersection of Interstates 35 and 80, offering direct north-south and east-west access across the U.S.
- Businesses benefit from 1-day trucking access to major Midwest markets – Chicago, Minneapolis, Kansas City, Omaha, St. Louis.
- The region continues to post some of the strongest job growth in the Midwest, with unemployment rates often below the national average.

Central Iowa communities (like Ankeny, Waukee, and Altoona) are among the fastest-growing in the Midwest.



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