



Zoning:	Industrial-Heavy
Topography:	Less than 5% slope
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	78.41
Specialty Features:	None
Sale Price:	\$4.5
Sale Price Note:	4.50 per square foot
Last Updated:	Oct 31, 2024

Site Certification Information

Certified Site Status: Yes
Certified Site: [IEDA Certified Site](#)

Property and Area Description

This 78.41 acre industrial park site is ideal for businesses needing quick access to major surface transportation corridors. The area is adjacent to U.S. Hwy. 65 which is directly accessible from the industrial park. I-80 is only three minutes south of the site. Legal description: -EX PARCEL 2017-43 BK 16480 PG 392- & -EX BEG 1184.66F N OF SW CORNER SE 1/4 SEC 29 THN N 672.54F TO HWY 65 NE 683.41F NE 600.73F S 1435.73F TO NLY LN FORMER CGW RR CO ROW SW ALONG RR ROW 908.36F TO POB- E 1/2 LYG SE OF HUBBELL & NW OF RR ROW LESS RD SEC 29-80-22

Population

	130,790 10 Mile Radius	546,465 20 Mile Radius	807,870 30 Mile Radius
---	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	50,775 10 Mile Radius	220,166 20 Mile Radius	322,259 30 Mile Radius
---	---------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 65 (1.3 mi.)

Nearest Interstate: I-80 (5.2 mi.)

Ingress/Egress Notes: Primary property ingress/egress will be through the intersection of US Highway 65 and 2nd Street NE/78th Street NE. NE 88th street provides access on the east side of the site. Robinson Ave NE provides access to the west side of the site. Both roads connect to NE Hubbell Ave / US Highway 65 which connects to I-80, 5.2 miles to the south. The nearest interstate is I-80 located 5.2 miles to the south. The I-80 / US 65 interchange was rebuilt and modernized in 2014/2015. Eastbound traffic from I-80 exits on a diamond interchange ramp which has been improved to have 4 turn lanes (2 southbound and 2 northbound toward the site). Westbound traffic from I-80 exits on a diamond interchange ramp which has been improved to have 3 turn lanes (2 southbound and 1 northbound toward the site). US Highway 65 / NE Hubbell Avenue is a 4 lane divided highway with dedicated left turn lanes. The posted speed is 55 mph. There are five signalized intersections between I-80 and the site including at the westbound I-80 ramp, 20th Avenue NW, 32nd Street SW, Shiloh Rose Parkway, Grant Street, and Washington Ave SE.

Nearest Airport: Ankeny Regional Airport (7.1 mi.)

Nearest Commercial Airport: Des Moines International Airport (16.6 mi.)

Distance to Mass Transit: 5

Rail Served: No

Rail Served By: Union Pacific Railroad

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company

Economic Development Contact

Tiffany Luing, Economic Development Coordinator

City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035
(515) 630-6986 | tluing@cityofbondurant.com

Natural Gas: MidAmerican Energy Company

Water: City of Bondurant

Sewer: City of Bondurant

Telecommunications: Mi-Fiber

Stacie Lovan, Senior VP Economic Development

Greater Des Moines Partnership
700 Locust St., Ste 100
Des Moines, IA 50309
(515) 286-4971 | slovan@dsmpartnership.com

Realtor/Owner Contact

Jeremy Spillman

Capstone Commerical
515-513-6994 | jspillman@capstone-cre.com