



Zoning:
Last Updated: Aug 8, 2025

Economic Development Contact

Derek Lord, Economic Development Dir.
City of Ankeny
410 W. First Street
Ankeny, IA 50021
(515) 965-6430 | dlord@ankenyiowa.gov

Lindsay Fox
City of Ankeny, Iowa
410 West First Street
Ankeny, Iowa 50023
(515) 965-6431 | lfox@ankenyiowa.gov

Realtor/Owner Contact

Matt Connolly
| mconnolly@iowarealtycommercial.com

Property and Area Description

Parcels are zoned C2 (General Retail & Highway Oriented Commercial Business District) for a variety of commercial uses. Available parcel size can range from 1.4 acres, up to 5.5 contiguous acres adjacent to interstate 35, a heavily trafficked connector between Des Moines & Ankeny. Nearby businesses include The Hampton Inn, Ankeny Regional Airport and retailers such as Sams Club, Fleet Farm and Menards. On the south side of Ankeny, Corporate Woods commercial lots are conveniently located near the I35 exit, between the interstate and SE Delaware Ave.

Population

	414,155 10 Mile Radius	657,196 20 Mile Radius	830,143 30 Mile Radius
---	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	168,539 10 Mile Radius	263,163 20 Mile Radius	330,602 30 Mile Radius
---	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com