

# PREMIUM DEVELOPMENT LAND NEAR ALTOONA AND ANKENY



**29.61** ACRES M/L

# POLK COUNTY IOWA

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LISTING #18302

**PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS



# PREMIUM DEVELOPMENT LAND

## ABOUT THE LAND

Peoples Company is pleased to offer 29.61 acres m/l of premium development land in a sought after area of Polk County, Iowa, centrally located between Ankeny, Bondurant, and Altoona. The property is in the immediate path of development with adequate infrastructure on the property or at the road. Ideally situated next to the Facebook Data Center off of NE 62nd Avenue and near various other industrial and commercial users, this property presents a highly unique and affordable entry into a premium Des Moines Metro asset.

The property is located within the Northwest Growth Area of Altoona, per the City's recent amendment to the 2014 comprehensive plan. Various land uses are outlined for the subject property including General Industrial and Medium Density Residential. There is existing sanitary sewer that runs centrally through and along the north boundary of the property. There is also an existing city water line that spans the south boundary along NE 62nd Avenue.

Fiber optics (per the 2014 Altoona Comprehensive Plan) and electricity are also available to the site. High-voltage transmission lines along the north boundary connect to a nearby Mid-American substation that is known to offer between 161 and 345 kV's of power, which are essential for transporting large amounts of power needed to handle the requirements of distribution centers, data centers, and more.



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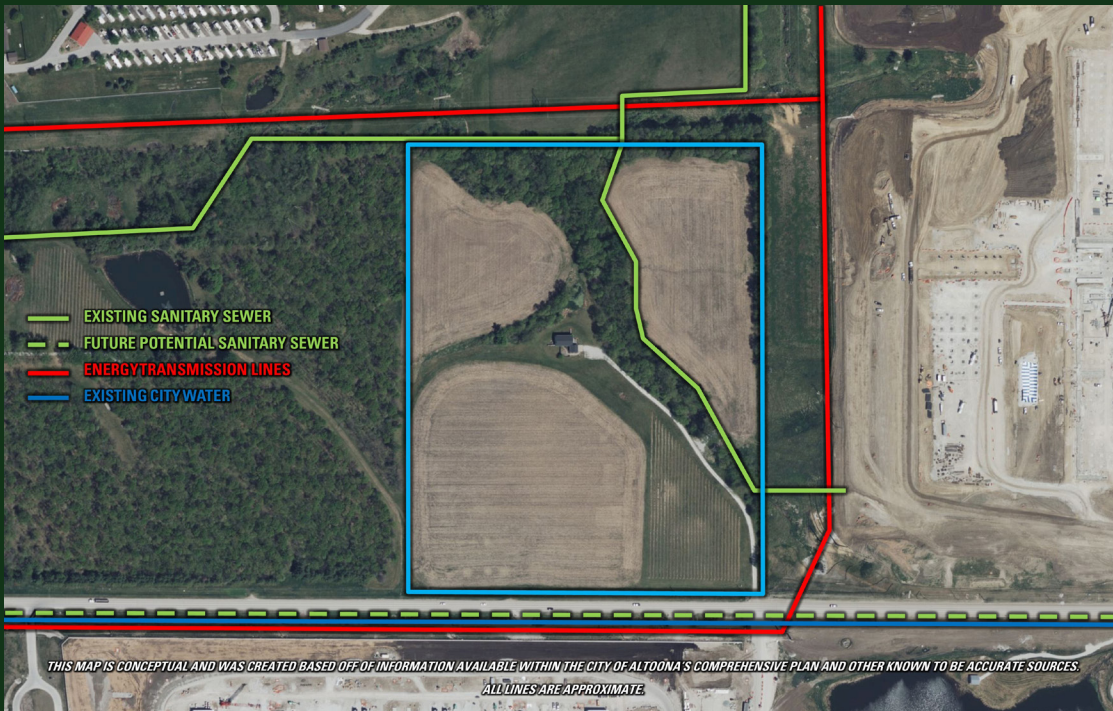


# POLK COUNTY, IOWA



**FROM INTERSTATE 80:** Take the NE Hubbell Avenue / Highway 330 exit and travel northeast (past Ziegler CAT) for 0.5 miles. Turn left onto Ziegler Drive NW and travel northwest for 0.6 miles. At the roundabout, take the third exit onto NE 62nd Avenue and go west for 1.4 miles. The property will be on the north side of NE 62nd Avenue, across from and adjoining the Facebook data center.

## INFRASTRUCTURE MAP



**5096 NE 62ND AVENUE ALTOONA, IA 50009**

# 29.61 ACRES M/L

**PARCEL NUMBER**  
190/00012-005-000

**SCHOOL DISTRICT**  
Bondurant-Farrar  
Community School District

**GENERAL AREA**  
Northwest of Altoona, IA  
Southeast of Ankeny, IA

**NET TAXES**  
\$3,072.93

**CSR2**  
73.5

**WATER**  
Berwick Water via Des  
Moines Water Works

**ZONING**  
Agricultural





12119 STRATFORD DRIVE  
CLIVE, IA 50325



PEOPLES COMPANY.COM  
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SCAN THE QR CODE TO THE  
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