

OAK CREEK

GRANGER, IOWA



COMMERCIAL & INDUSTRIAL BUSINESS PARK

CLOSE PROXIMITY TO DES MOINES METRO

MINUTES TO INTERSTATE 80 & INTERSTATE 35

GREAT EXPOSURE & EASY ACCESS

BUILD-TO-SUIT & LAND LEASE OPTIONS AVAILABLE

DEMOGRAPHIC SUMMARY:

	3 MILES	10 MILES	20 MILES
TOTAL POPULATION	3,280	99,856	540,924
TOTAL HOUSEHOLDS	1,187	36,956	213,935
MEDIAN HOUSEHOLD INCOME	\$ 85,421	\$ 89,883	\$ 60,184

REAL ESTATE AGENTS:

SCOTT KELLY

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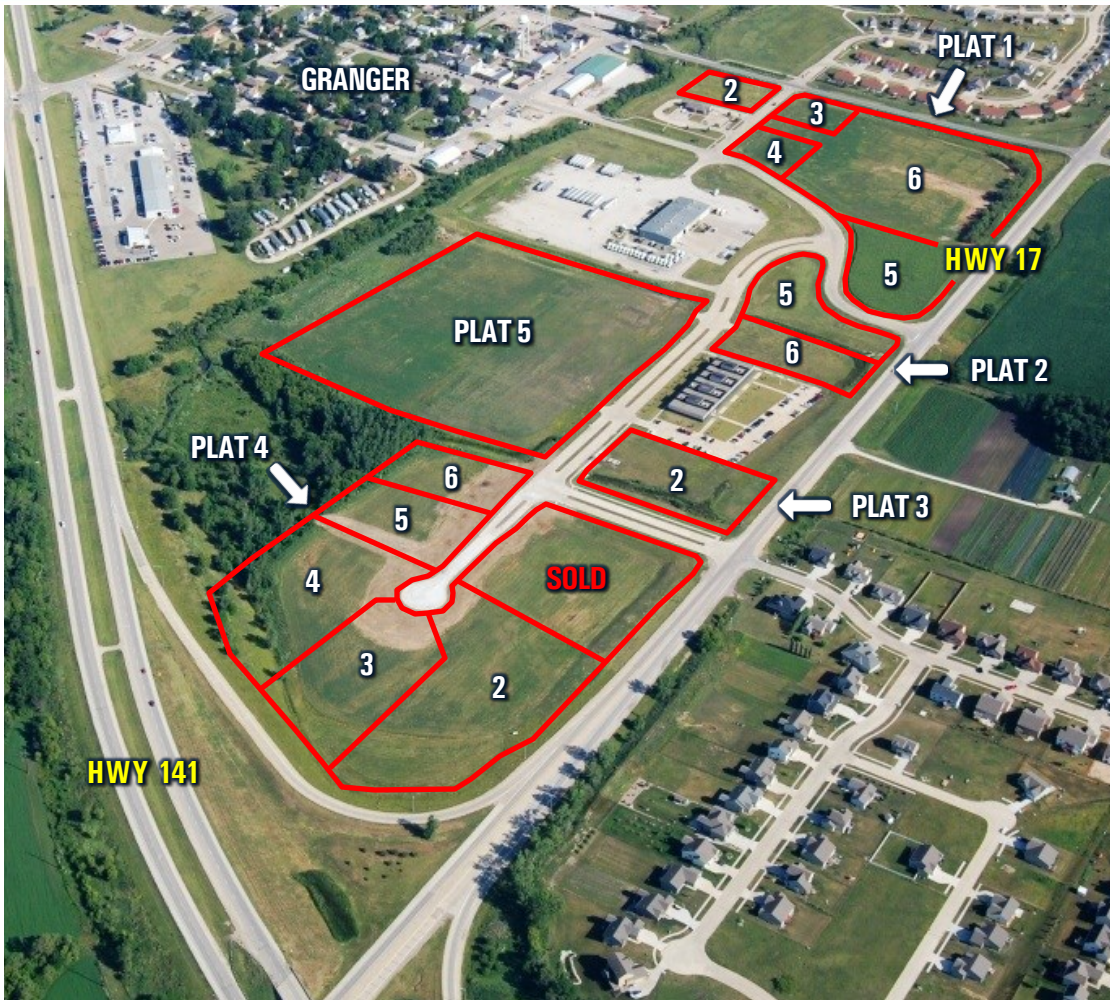
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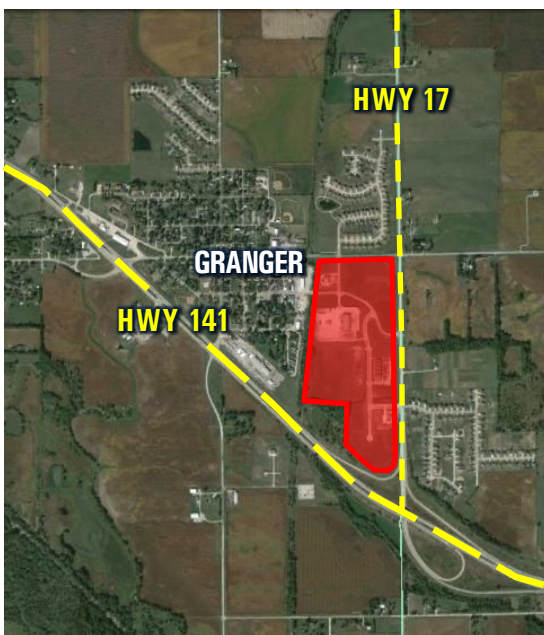
LISTING 1295

OAK CREEK

GRANGER, IOWA



DESCRIPTION: Oak Creek is a professional, upscale development located in the steadily growing city of Granger, IA on the northwest side of the Des Moines Metro at the intersection of heavily traveled Hwy 141 and Hwy 17 and less than 9 miles from Interstate 80/35. Oak Creek provides excellent four lane access and unparalleled exposure and visibility from Hwy 141 which has a traffic count of 11,000 vehicles per day and Hwy 17 which has a traffic count of 5,500 vehicles per day (US DOT 2012). Lots range in size from 1.0 to 12.0 acres; however, lot sizes can be negotiated and reconfigured depending on potential end user needs. Potential uses include retail, office, light industrial, warehousing, outside storage, and mini storage. Land lease options may be available along with build-to-suit options for qualified tenants. Existing companies within Oak Creek include Barr-Nunn Transportation, the US Post Office, and Earlham Savings Bank.



DIRECTIONS: From West Des Moines, travel north on I-80/35. Take exit 127 toward Hwy 141. Turn right onto Hwy 141 heading north and continue approximately 8.2 miles. Take exit 146 and merge onto Hwy 17 traveling north. Oak Creek is situated on the west side of Hwy 17.

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SHIVEHATTERY
ARCHITECTURE+ENGINEERING



All illustrations are intended for conceptual purposes only. Lot configurations, sizes, and pricing are subject to change without notice.

LOT	ACRES	PRICE	\$/SF
P1 Lot 2	1.04	\$135,906	\$3.00
P1 Lot 3	1.00	\$130,680	\$3.00
P1 Lot 4	1.20	\$156,816	\$3.00
P1 Lot 5	2.64	\$402,493	\$3.00
P1 Lot 6	8.32	\$1,268,467	\$3.00
P2 Lot 5	2.04	\$266,586	\$3.00
P2 Lot 6	1.60	\$209,088	\$3.00
P3 Lot 2	2.15	\$280,962	\$3.00
P4 Lot 1	2.70	SOLD	SOLD
P4 Lot 2	3.46	\$452,151	\$3.00
P4 Lot 3	2.04	\$266,586	\$3.00
P4 Lot 4	2.65	\$346,302	\$3.00
P4 Lot 5	1.37	\$179,031	\$3.00
P4 Lot 6	1.37	\$179,031	\$3.00
Plat 5	12.0	\$1,437,480	\$2.75

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OWNER:

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