

Crosswinds Business Park Outlots

250 ACRES | FOR SALE
INDUSTRIAL + COMMERCIAL + MIXED USE
FLEXIBLE LOT SIZES

ANKENY, IOWA



CBRE

Site Overview

CBRE is pleased to offer outlot opportunities at Crosswinds Business Park - one of the largest premier business parks in Des Moines and Central Iowa. Strategically located along the Cultivation Corridor, the park is designed to attract growing businesses seeking a Class A headquarters environment, industrial and manufacturing innovation space, regional and national warehouse operations, or a professional campus environment, with flexibility for a variety of mixed-use applications. Optimally situated at the intersection of Interstates 35 and 80 with convenient access to both regional and international airports, Crosswinds offers unparalleled connectivity and flexibility for businesses of all sizes.

- **250 Acres +/- Total**
 - » Crosswinds Plat 1 Outlots V, W, X, Y & Z
 - » Lot ranges: 5.74 to 65 Acres
 - » Flexibility in platting your parcel
 - » Will split on case-by-case basis
- **Sales Price:** Negotiable (Call broker for pricing guidance)
- **Zoning:** Planned Unit Development (PUD) allowing for a mix of commercial, industrial, and mixed-use development
- **Topography:** Generally flat to gentle sloping east SE Four Mile Drive
- **Sustainability & Community Development:** Projects that incorporate practical resource management, quality infrastructure, community gathering spaces, and amenities that promote health, wellness, and long-term economic viability are encouraged



VIEW DRONE VIDEO



Highlights



Location

Positioned at the intersection of Interstate 35 and 80 within 1 mile from Ankeny Regional Airport.



Current Services

Primary road is paved with sewer and electric infrastructure in place.



Bike Trail

On-site trail providing direct access to the Great Midwestern bike and hiking trail system



Planned Unit Development

Existing PUD guides the design process to ensure uniformity in appearance and standards within the development.

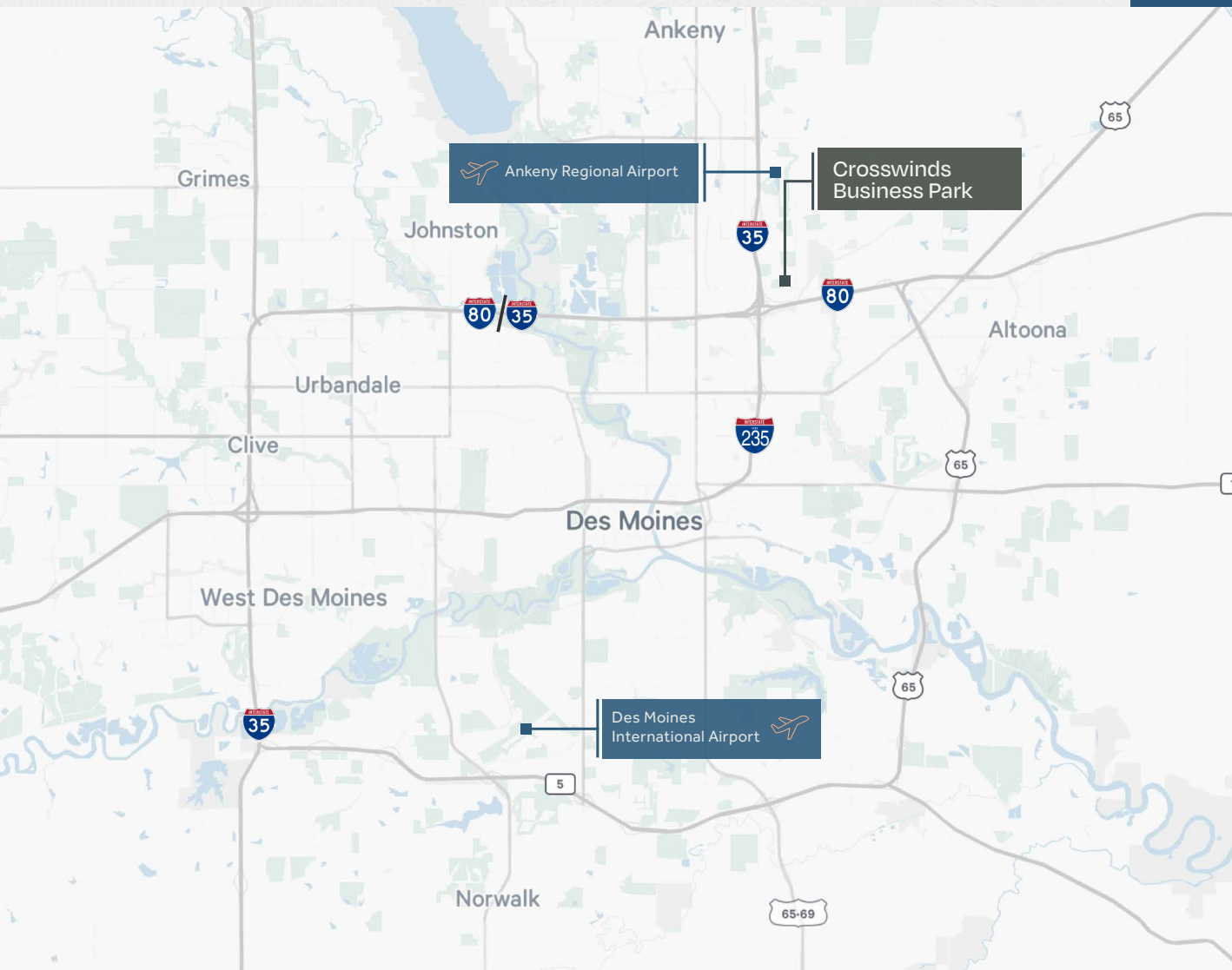


People. Planet. Profit

Driven by a “triple bottom line” approach, with a mission centered on innovative commercial development rooted in conservation and economic vitality.



Connected Location



2.8 Miles to I-80

2.5 Miles to I-35



7.8 Miles to Des Moines

330 Miles to Chicago

200 Miles to Kansas City

238 Miles to Minneapolis



Nearby Airports:

1 Mile

Ankeny Regional

18 Miles

Des Moines International

Crosswinds Plat Outlot Exhibit



Labor Force

Ankeny, Iowa maintains a strong, expanding labor market with a low unemployment rate of 2.6% and over 75% of its 16+ population participating in the civilian workforce.

The potential labor force for the Crosswinds Business Park draws from a combined regional talent pool of over 800,000 residents. This massive workforce is accessible due to the park's strategic location spanning 450 acres at the intersection of Interstate 35 and Interstate 80, positioning it perfectly between two major economic hubs:

- Greater Des Moines Metro: Pulls from a rapidly growing labor pool with a 70% workforce participation rate. The average commute time across the metro is just 21.4 minutes, meaning the park can easily capture commuter traffic from surrounding Des Moines suburbs.
- Ames Metropolitan Area: Located a short 20-minute drive north, granting direct pipeline access to highly skilled labor, technical graduates, and seasonal interns.

The potential labor force for the Crosswinds Business Park area draws from a combined regional talent pool of over **800,000** residents.

-www.dsmpartnership.com



95%

of the Des Moines metropolitan area's working residents stay within the region for their employment

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