Meredith Drive & I-35/80 Northwest

This area along Meredith Drive includes Paragon Office Park, Meredith West Business Park and hundreds of acres of greenfield development potential. The area is a location for Information Technology, Insurance, Advanced Manufacturing and Professional Services industries, including Mercer, DHI Group, Inc., Compressor Controls Corporation and Gits Manufacturing Company. Services for the 2,000+ employees in the area include Purdue University Global and growing retail and restaurant options. A new interchange at Meredith Drive and I-35/80 will open in 2020.

SITE INFORMATION
Available: 292 Acres
Topography: Flat-Gently Sloped
Maximum Contiguous Acres: 74 Acres

UTILITIES
Electric
Supplier: MidAmerican Energy
Primary Voltage: 13.2 kV; three-phase, looped

Gas
Supplier: MidAmerican Energy
Natural Gas Service: 6” main

Telecommunications
Fiber Optic Line Adjacent to Park
Multiple service providers can access 1 Gig service or greater.

Water
Supplier: Urbandale Water Utility
Storage Capacity: 13.1 MG
Peak Capacity: 20,520,000 gal./day
Average Demand: 3,426,435 gal./day

Sanitary Sewer
Service Provider: City of Urbandale
Capacity: 200,000,000 gal./day
Average Demand: 50,000,000 - 134,000,000 gal./day

TRANSPORTATION
Interstates
I-35/80 (Adjacent); I-235 (4.4 miles)
Airports
Ankeny Regional Airport (17.0 miles)
Des Moines Intl. Airport (17.0 miles)
121st Street Corridor

The 121st Street corridor between Meredith Drive and Douglas Parkway has options for distribution center, warehouse, office, showroom and light manufacturing space. Leasing opportunities as well as greenfield development – including for retail – are available. The corridor is anchored on the south with retail and restaurant services for employees. Douglas Parkway provides direct access to I-35/80.

SITE INFORMATION
Available: 15.2 Acres
Topography: Flat
Maximum Contiguous Acres: 9.7 Acres

UTILITIES
Electric
Supplier: MidAmerican Energy
Primary Voltage: 13.2 kV; three-phase, looped
Gas
Supplier: MidAmerican Energy
Natural Gas Service: 4" main
Telecommunications
Multiple service providers can access 1 Gig service or greater
Water
Supplier: Urbandale Water Utility
Storage Capacity: 13.1 MG
Peak Capacity: 20,520,000 gal./day
Average Demand: 3,426,435 gal./day
Sanitary Sewer
Service Provider: City of Urbandale
Capacity: 200,000,000 gal./day
Average Demand: 50,000,000 - 134,000,000 gal./day

TRANSPORTATION
Interstates
I-35/80 (Adjacent); I-235 (7.8 miles)
Airports
Ankeny Regional Airport (16.4 miles)
Des Moines Intl. Airport (16.7 miles)
I-35/80 and Hickman to Douglas Corridor

This area surrounds Urbandale’s iconic Living History Farms and I-35/80 is its center. Retail, restaurant, hospitality and health development opportunities are available, along with warehouse/distribution, manufacturing and office potential. Major regional auto dealers anchor each end of this corridor. Regionally-known restaurants, full-service fitness centers and hotels serve both employees and clients in this business area.
Long-established manufacturing operations are joined by modern office complexes and a wide range of retail, restaurant and other service businesses. Urbandale’s Home Improvement Corridor is anchored in this area with a large complement of businesses serving contractors and homeowners. Many options remain for leasing as well as sites for new development.
Douglas – Aurora – Meredith

This area offers businesses ready access to interchanges at Douglas Avenue and Meredith Drive (in 2020). Urbandale’s reputation as an ideal place for warehouse/distribution, flex/office and showroom began here and continues with new high quality development. A gateway for Urbandale, the renewed Douglas Avenue provides a professional entrance into the Aurora Business Park. Just inside the freeway loop, Interstate Business Park and Interstate Acres offer diverse warehouse and manufacturing opportunities.
Urban Loop
TURNING ACCESS INTO OPPORTUNITY
Northwest Urbandale Drive

Urbandale constructed the diagonal NW Urbandale Drive to serve a diverse business corridor providing ready access to the Interstate on the north and to local arterials like Douglas Avenue on the south. The area extends Urbandale’s Home Improvement Corridor north to the freeway, providing access to customers across the region. Northwest Urbandale Drive provides the weekday employment population abundant retail, restaurant, health care and other professional services. Trails, parks and ponds enhance the area and offer an outstanding amenity to attract workforce talent.

SITE INFORMATION
Available: 13.6 Acres
Topography: Flat
Maximum Contiguous Acres: 8.7 Acres

UTILITIES
Electric
Supplier: MidAmerican Energy
Primary Voltage: 13.2 kV; three-phase, looped

Gas
Supplier: MidAmerican Energy
Natural Gas Service: 6” main

Telecommunications
Multiple service providers can access 1 Gig service or greater

Water
Supplier: Urbandale Water Utility
Storage Capacity: 13.1 MG
Peak Capacity: 20,520,000 gal./day
Average Demand: 3,426,435 gal./day

Sanitary Sewer
Service Provider: City of Urbandale
Capacity: 200,000,000 gal./day
Average Demand: 50,000,000 - 134,000,000 gal./day

TRANSPORTATION
Interstates
I-35/80 (.25 miles); I-235 (6.0 miles)

Airports
Ankeny Regional Airport (19.0 miles)
Des Moines Intl. Airport (19.0 miles)
Land Use

Northwest Urbandale Drive

DOUGLAS AVENUE
MEREDITH DRIVE
NW URBANDALE DR
AURORA AVENUE
DOUGLAS AVENUE

0.9 Ac.
1.2 Ac.
0.3 Ac.
2.3 Ac.
2.0 Ac.
0.8 Ac.
0.9 Ac.
0.8 Ac.

LEGEND

*Planned Business Park
Commercial

*May include office, commercial, warehouse and retail

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Urbandale.org/econdev
I-35/80 and Iowa 141 Retail Center

This area just inside the loop is anchored by big box retailers like Target and Home Depot as well as independent retailers and national chains. The area draws customers from across the region and has numerous sites available for further retail development, as well as some warehouse/distribution and office uses. The area has immediate freeway access and in the future will be served directly by two new interchanges at 100th Street (2018) and Meredith Drive (2020).

SITE INFORMATION
- Available: 100.8 Acres
- Topography: Flat
- Maximum Contiguous Acres: 30.3 Acres

UTILITIES
- Electric
  - Supplier: MidAmerican Energy
  - Primary Voltage: 13.2 kV; three-phase, looped
- Gas
  - Supplier: MidAmerican Energy
  - Natural Gas Service: 4" main
- Telecommunications
  - Multiple service providers can access 1 Gig service or greater
- Water
  - Supplier: Urbandale Water Utility
  - Storage Capacity: 13.1 MG
  - Peak Capacity: 20,520,000 gal./day
  - Average Demand: 3,426,435 gal./day
- Sanitary Sewer
  - Service Provider: City of Urbandale
  - Capacity: 200,000,000 gal./day
  - Average Demand: 50,000,000 - 134,000,000 gal./day

TRANSPORTATION
- Interstates
  - I-35/80 (.25 miles); I-235 (6.0 miles)
- Airports
  - Ankeny Regional Airport (19.0 miles)
  - Des Moines Intl. Airport (19.0 miles)
Land Use

I-35/80 and Iowa 141 Retail Center

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Urbandale.org/econdev
Northpark Drive Interstate Corridor

This office and retail development area provides freeway visibility and will soon provide immediate access to I-35/80 at two interchanges. Parcels range from several acres to 35+ acres and can accommodate office, retail and warehouse/distribution uses. The professional corridor features public art, architectural lighting and trails. The area is home to Rain & Hail (a Chubb company), Delta Dental of Iowa and numerous other professional firms and national hospitality and retail chains.

SITE INFORMATION
Available: 212.6 Acres
Topography: Flat
Maximum Contiguous Acres: 81.2 Acres

UTILITIES
Electric
Supplier: MidAmerican Energy
Primary Voltage: 13.2 kV; three-phase, looped

Gas
Supplier: MidAmerican Energy
Natural Gas Service: 6" main

Telecommunications
Multiple service providers can access 1 Gig service or greater

Water
Supplier: Urbandale Water Utility
Storage Capacity: 13.1 MG
Peak Capacity: 20,520,000 gal./day
Average Demand: 3,426,435 gal./day

Sanitary Sewer
Service Provider: City of Urbandale
Capacity: 200,000,000 gal./day
Average Demand: 50,000,000 - 134,000,000 gal./day

TRANSPORTATION
Interstates
I-35/80 (Adjacent); I-235 (7.0 miles)

Airports
Ankeny Regional Airport (14.2 miles)
Des Moines Intl. Airport (17.5 miles)
Northpark Drive Interstate Corridor

LEGEND
- Planned Business Park
- Planned Business Park: Requires Rezoning
- May include office, commercial, light industrial/warehouse and retail

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Urbandale.org/econdev
Plum Drive Interstate Corridor

This area parallels I-35/80 and is positioned well for flex/office development that requires freeway visibility and access. The interchange area at 86th Street is anchored by restaurants and hotels that serve area businesses and travelers. The 100th Street interchange will serve the western part of the area. The corridor also offers sites for retail as well as multi-family development.
Land Use

Plum Drive Interstate Corridor

100TH & I-35/80 INTERCHANGE COMPLETED IN 2018

LEGEND
- *Planned Business Park
- *Planned Business Park: Requires Rezoning
- Single Family Residential & Multi-Family Residential

* May include office, commercial, light industrial/warehouse and retail

Merced Drive Interstate Corridor

Single Family Residential & Multi-Family Residential

Government

Industrial

Office

Urbandale.org/econdev
Urban Loop
TURNING ACCESS INTO OPPORTUNITY