



Agricultural Business Park
1485 Blue Sky Blvd
Huxley, IA

[WWW.BLUESKYCOMMONS.COM](http://www.blueskycommons.com)

Located within the Cultivation Corridor
BLUE SKY COMMONS is centrally positioned South East of the City of Huxley on I-35 between the major economic hub of the State (Des Moines) and a national leader in Agriculture and Bioscience in Iowa State University (Ames, Iowa).

The park offers the visibility, ease of interstate access and all utilities on site, a unique characteristic for development ground in the area. Blue Sky Commons offers the opportunity for immediate development for users large or small.

- ◆ City Utilities and Fiber Connections on Site
- ◆ Interstate Visibility and Access
- ◆ Great location for Agribusiness, Agtechnology, Biorenewables, Plant Sciences and Advanced Manufacturing.
- ◆ Traffic Count: I-35 44,300 VPD

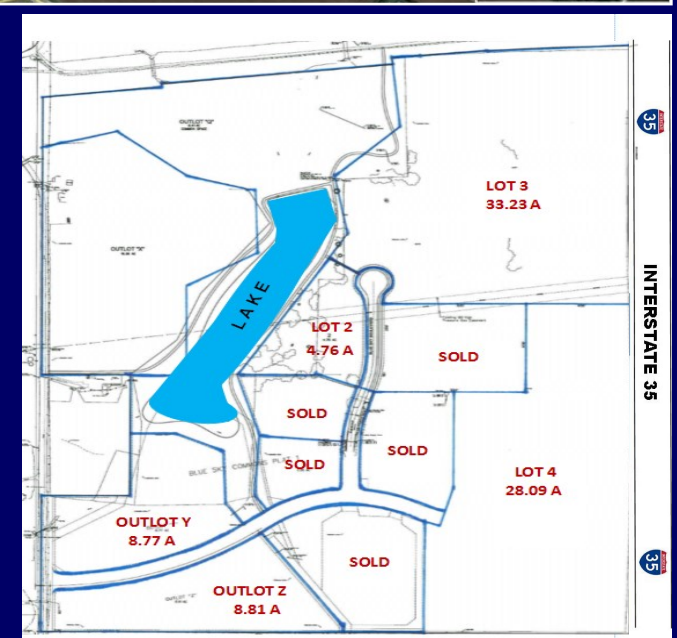
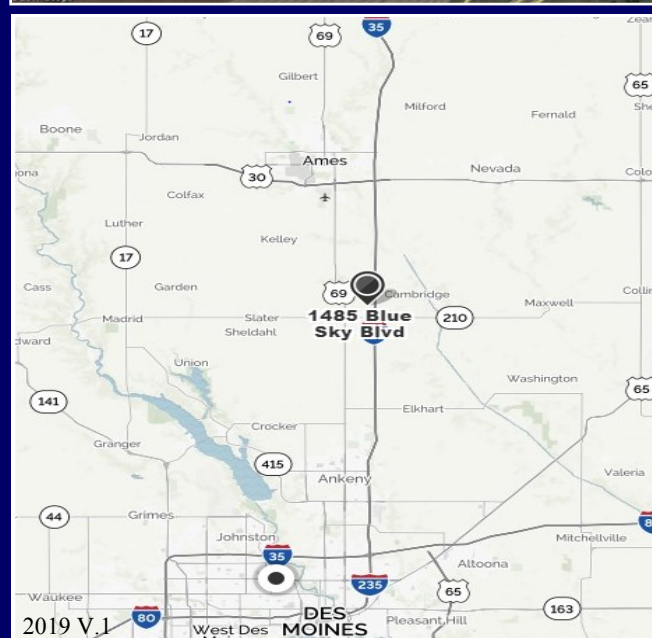
[View Drone Footage Here](#)

Centrally located between Ankeny & Ames, IA

THE SIEDENBURG GROUP
Doug / Daniel / Ryan
(515) 223-6222
www.siedenburg.com



FOR SALE





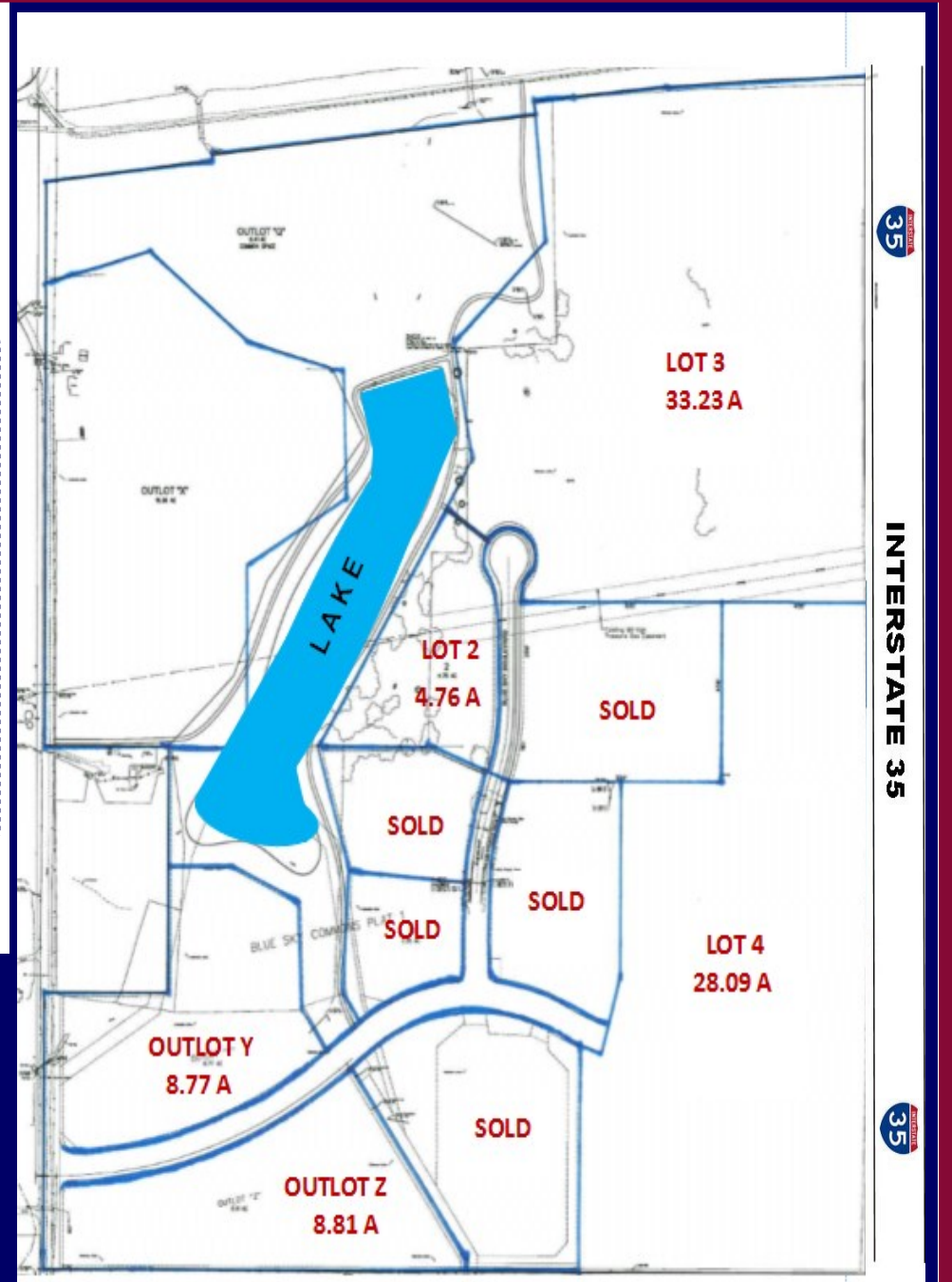
Agricultural Business Park
 1485 Blue Sky Blvd
 Huxley, IA



LOT PRICING

	<u>Acres</u>	<u>\$/Acre</u>	<u>Total Price</u>	<u>Comments</u>
<u>PLAT 1</u>				
OUTLOT Y	8.77	\$100,000	\$877,000	
OUTLOT Z	8.81	\$100,000	\$881,000	
<u>PLAT 2</u>				
LOT 2	4.76	\$100,000	\$ 476,000	Potential Lakeview
LOT 3	33.23	\$125,000	\$4,153,750	Potential Lakeview & I-35 Frontage
LOT 4	28.09	\$125,000	\$3,511,250	I-35 Frontage

WWW.BLUESKYCOMMONS.COM



THE SIEDENBURG GROUP
 Doug / Daniel / Ryan
 5 1 5 2 2 3 - 6 2 2 2
www.siedenburg.com