

BONDURANT
DEVELOPMENT INC.

50035

BONDURANT, IA

ADVANCING | PROGRESSING | GROWING

BONDURANT **ADVANCING PROGRESSING GROWING**

With most commercial properties leased, the time is right for development in Bondurant.

BUILDING PERMITS

Year	Type	# Issued	Valuation	Avg. Valuation
2015	Single Family Residential	118	\$27.4M	\$231,948
2015	Commercial	3	\$85,366	N/A
Jan.-Mar. '16	Single Family Residential	25	\$5.89M	\$235,504

TAX ABATEMENT

Residential Property Tax Abatement Program

3-Year Graduated Program (effective July 1, 2016 – July 30, 2021)

75%	Year 1
60%	Year 2
45%	Year 3

Commercial/Industrial Property Tax Abatement Program

Option 1		Option 2	
80%	Year 1	100%	Year 1
70%	Year 2	100%	Year 2
60%	Year 3	100%	Year 3
50%	Year 4	-0-	Year 4
40%	Year 5	-0-	Year 5
30%	Year 6	-0-	Year 6

The city of Bondurant has reduced its City property tax by \$0.05 annually for ten years in a row and plans to continue doing so in the future.

Most developable land is located adjacent to U.S. Highway 65 with additional land adjacent to I-80 at the Altoona/Bondurant I-80 interchange.



City Park Shelter
Completed 2015

Bondurant-Farrar Football Stadium
Completed 2014



Brick Street Market & Cafe
Completed 2014

GROWTH & DEVELOPMENT

With 5,493 residents, Bondurant is one of the **fastest growing suburbs in Central Iowa** and continues being one of the fastest growing cities in the State of Iowa.

NEW & EXPANDED BUSINESSES IN BONDURANT:

- Densmore Insurance Strategies
- Chiropractic Associates
- Bondurant Family Dentistry (expansion)
- Pezzetti Erosion Control
- Barks & Wags (expansion)
- Reclaimed Rails Brewing Company
- Brewer Engineering Consultants
- Brick House Fitness
- Flowers and More with TLC
- Brick Street Market & Café
- Generational Guns

UPCOMING PLANS INCLUDE:

- Construction of recreational trail to link downtown Bondurant and Brick Street
- High School expansion & 700+ seat auditorium
- Completion of Main Street Streetscape
- Installation of Highway 65 pedestrian underpass
- Porch Swings & Fireflies entrance along Hwy 65 and Grant Street

RECENT PROJECTS IN BONDURANT:

- Special Census, showed population increase of 1,636 in 5 years
- Construction of City Park shelter with restrooms
- Installation of Chichaqua Valley Trail connections
- Hwy 65 / 32nd Street SW intersection reconstruction with traffic signals
- Installation of public restrooms at Lake Petocka

MAJOR EMPLOYERS (Private Industry)

Company Name	# of Employees
Brick Street Market & Cafe	95
Diamond Crystal Specialty Foods (Bondurant)	55
Pezzetti Erosion Control	20
GTL Transportation	15
Midwest Underground Supply, LLC	15

EDUCATION

The Bondurant-Farrar School District is one of the finest 3-A school systems in the State of Iowa and is also one of the fastest growing. BFCSD's educational program provides academic, cultural, social, vocational and extra-curricular experiences for students.

- 42% Growth since 2010
- Projected 2,123 students in Fall 2016
- In 8 years, the estimated enrollment in Fall 2024 is 3,087 students
- Average annual growth of 92 students/year for the last nine years
- Over 90% of seniors choose to pursue some form of higher education after graduation

Porch Swings & FireFlies
In-progress



Bondurant Trailhead
Completed 2013

Morris Elementary
Completed 2014



BONDURANT ADVANCING PROGRESSING GROWING

POPULATION

30% INCREASE IN 5 YEARS

2015 (Special Census) 5,493

2010 3,860

2006 (Special Census) 2,951

2000 1,846

NUMBER OF HOUSEHOLDS

2015 1,714

2010 1,362

2000 755

AVERAGE HOUSEHOLD INCOME

2020 (Estimated) \$79,073

2015 \$67,892

2010 \$73,982

2000 \$55,161

AVERAGE HOUSEHOLD SIZE

2020 (Estimated) 2.83

2014 2.83

2010 2.83

2000 2.81

MEDIAN AGE

2020 (Estimated) 30.5

2014 31.9

2010 29.6

2000 32.2

TRAVEL TIME TO/FROM BONDURANT

Altoona 5 minutes

Ankeny 8 minutes

Elkhart 13 minutes

Pleasant Hill 18 minutes

Downtown DSM 20 minutes

Johnston 21 minutes

West Des Moines 25 minutes

Polk City 27 minutes

Ames 30 minutes

Newton 30 minutes

Indianola 35 minutes

Pleasantville 38 minutes

Marshalltown 41 minutes

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