



Ankeny Indoor Sports Facility Market & Financial Feasibility Study

Ankeny, Iowa

Hunden Strategic Partners and Perkins and Will were retained by the City of Ankeny to complete a market and financial feasibility study for a new indoor sports facility in Ankeny, Iowa.

Hunden performed an assessment of current and future indoor recreation needs, as well as an analysis of the financial viability of constructing and operating an indoor facility. The study provided the city with a business plan comprised of financial models, recommendations and estimated project costs, operating budgets, and economic, fiscal, and employment impact projections.

The study included the following key scope elements:

- Market conditions that may have an impact on potential facility use,
- Current trends in indoor sports facilities in the area,
- Inventory of other similar facilities in the region and across the U.S.
- Site considerations,
- Total revenue and operational costs, and
- Economic impact of the proposed facility on the community.

Hunden's preliminary recommendations included eight basketball/16 volleyball courts, one full-sized indoor artificial soccer field, and one-quarter multi-purpose turf space for baseball/softball use.

Client: City of Ankeny

Time Period: 2021