

# For Sale

## Vintage Hills Business Park Commercial Land

- Lot Sizes: 2.00 acres to 35.11 acres
- Sale Price: \$5.00/SF - \$8.50/SF
- Zoned: Commercial
- Situated in the heart of Ankeny's Prairie Trail community
- Located adjacent to multiple single-family and multi-family housing developments including:
  - The Cove at Prairie Trail (91 units)
  - Precedence at Prairie Trail (150 lots)
  - Precedence West at Prairie Trail (100 lots)
  - Villas at Prairie Trail (59 units)
  - The Sterling at Prairie Trail (300 units)

## SW State St & SW Vintage Pkwy, Ankeny, IA

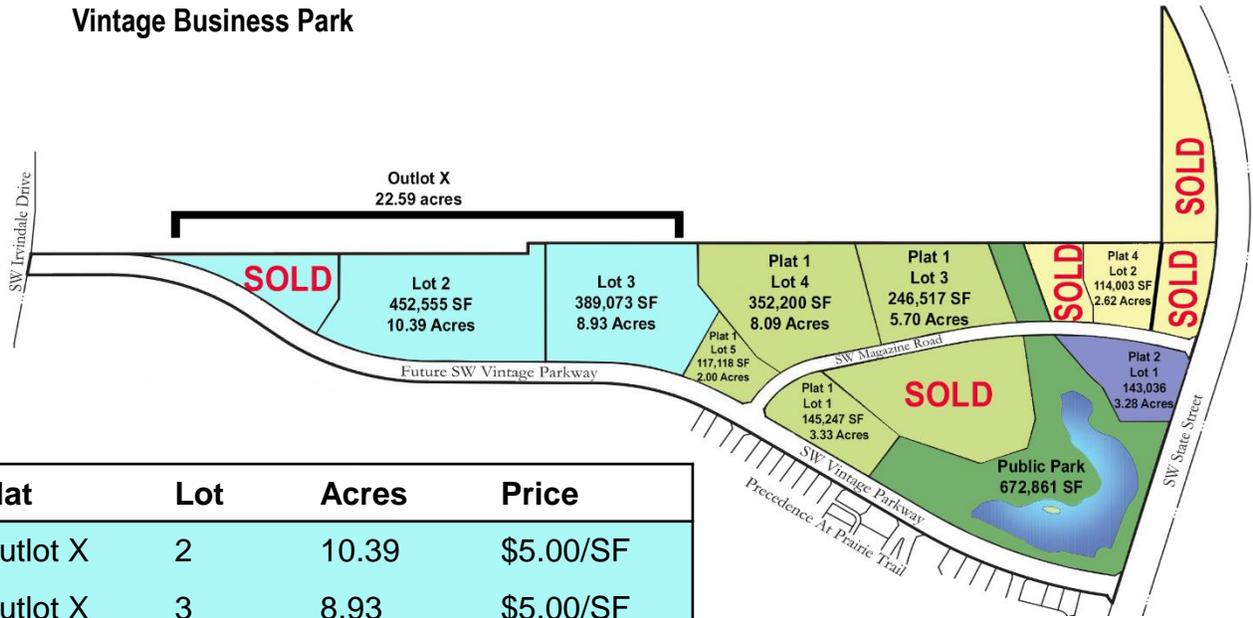
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# Vintage Business Park



Plat	Lot	Acres	Price
Outlot X	2	10.39	\$5.00/SF
Outlot X	3	8.93	\$5.00/SF
Plat 1	1	3.33	\$6.50/SF
Plat 1	3	5.70	\$6.50/SF
Plat 1	4	8.09	\$6.50/SF
Plat 1	5	2.00	\$6.50/SF
Plat 2	1	3.28	\$8.50/SF
Plat 4	2	2.62	\$6.50/SF

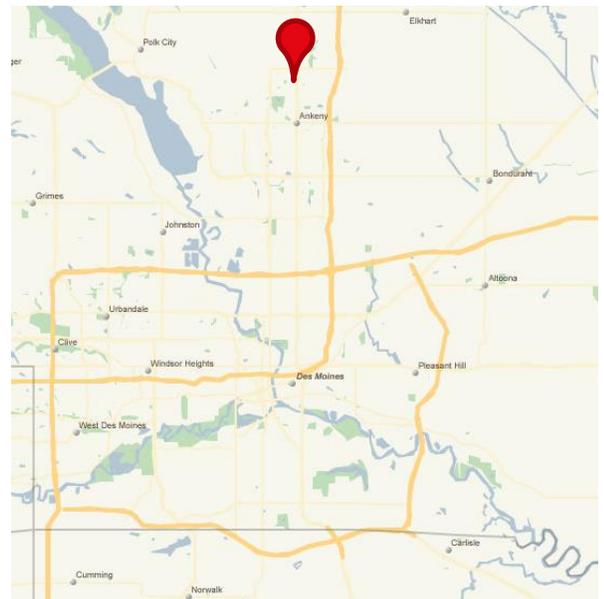
## Demographics

	5 Mile	10 Miles	15 Miles
Population	76,284	350,200	557,398
Households	28,426	137,564	217,422
Average HH Income	\$102,110	\$84,653	\$89,974

## Traffic Counts

SW State St.	22,000 VPD
S. Ankeny Blvd.	21,700 VPD
SE Oralabor Rd.	20,000 VPD

## Location



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

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PROPERTIES

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