



For Sale

SW State Street & SW Prairie Trail Parkway | Ankeny, IA

3.42 acres Commercial Land – Park Sight at Prairie Trail

Property details

Total Land Available: 3.42 acres

- **Lot 2:** 1.89 Acres (\$20.00/SF)
- **Lot 3:** 1.53 Acres (\$18.00/SF)

- Situated in the heart of Ankeny's Prairie Trail development, a 1,031-acre planned community built on the tradition of Iowa's great neighborhoods in Ankeny, Iowa.
- Located adjacent to Hy-Vee Grocery Store, Foss Swim School, Green State Credit Union, and near John Deere Des Moines Works, Iowa Soybean Association, Future Farmers of America, Des Moines Area Community College and The District which is home to entertainment, restaurants, retail, office and civic uses.
- Ankeny, Iowa is the 10th fastest growing city as named by the United States by U.S. Census Bureau and the 6th largest city in Iowa.



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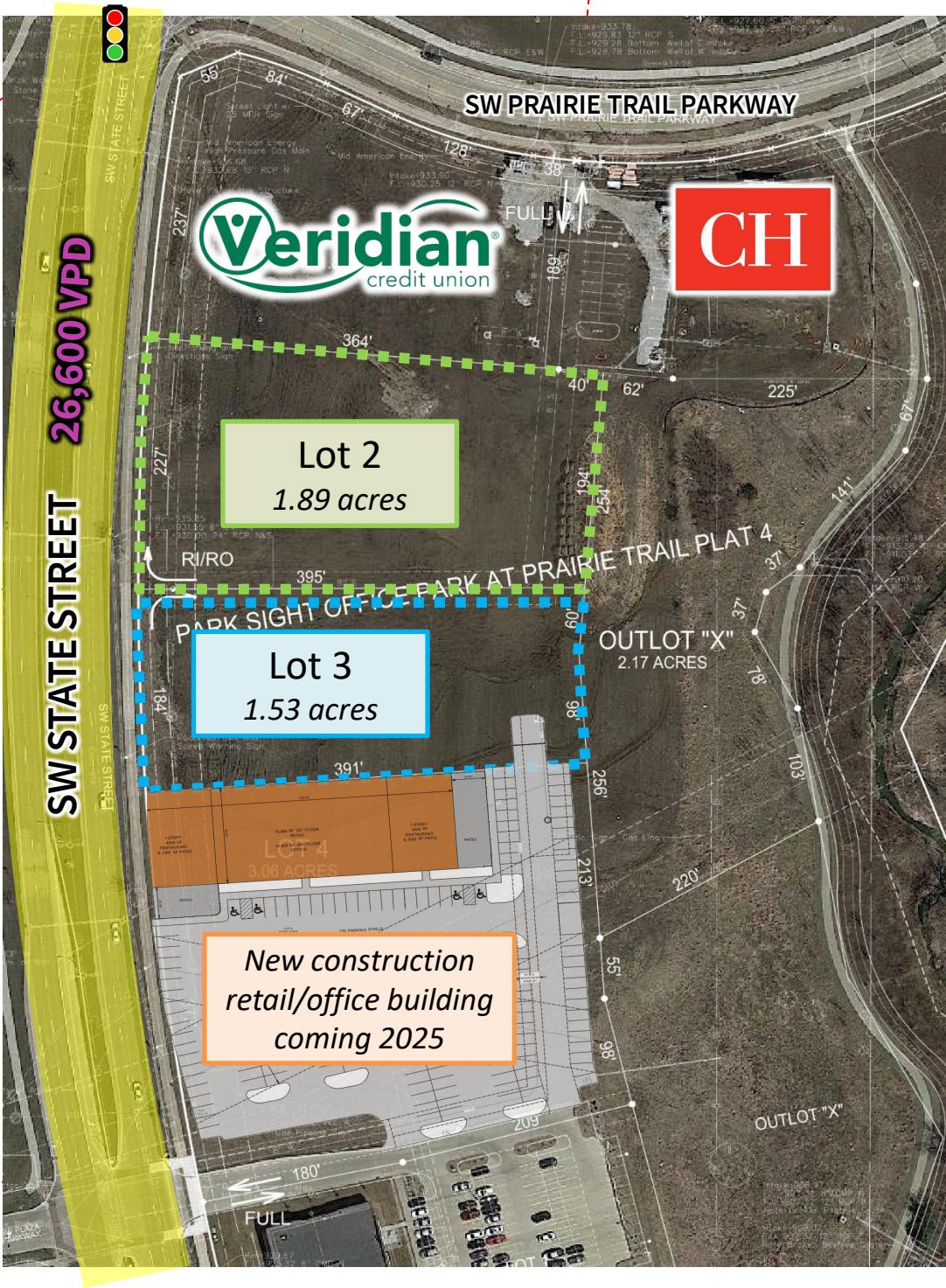
Site plan

Full intersection
w/ traffic light

Full intersection
- no light.

Future R/O -
northbound.

Full intersection
- no light.



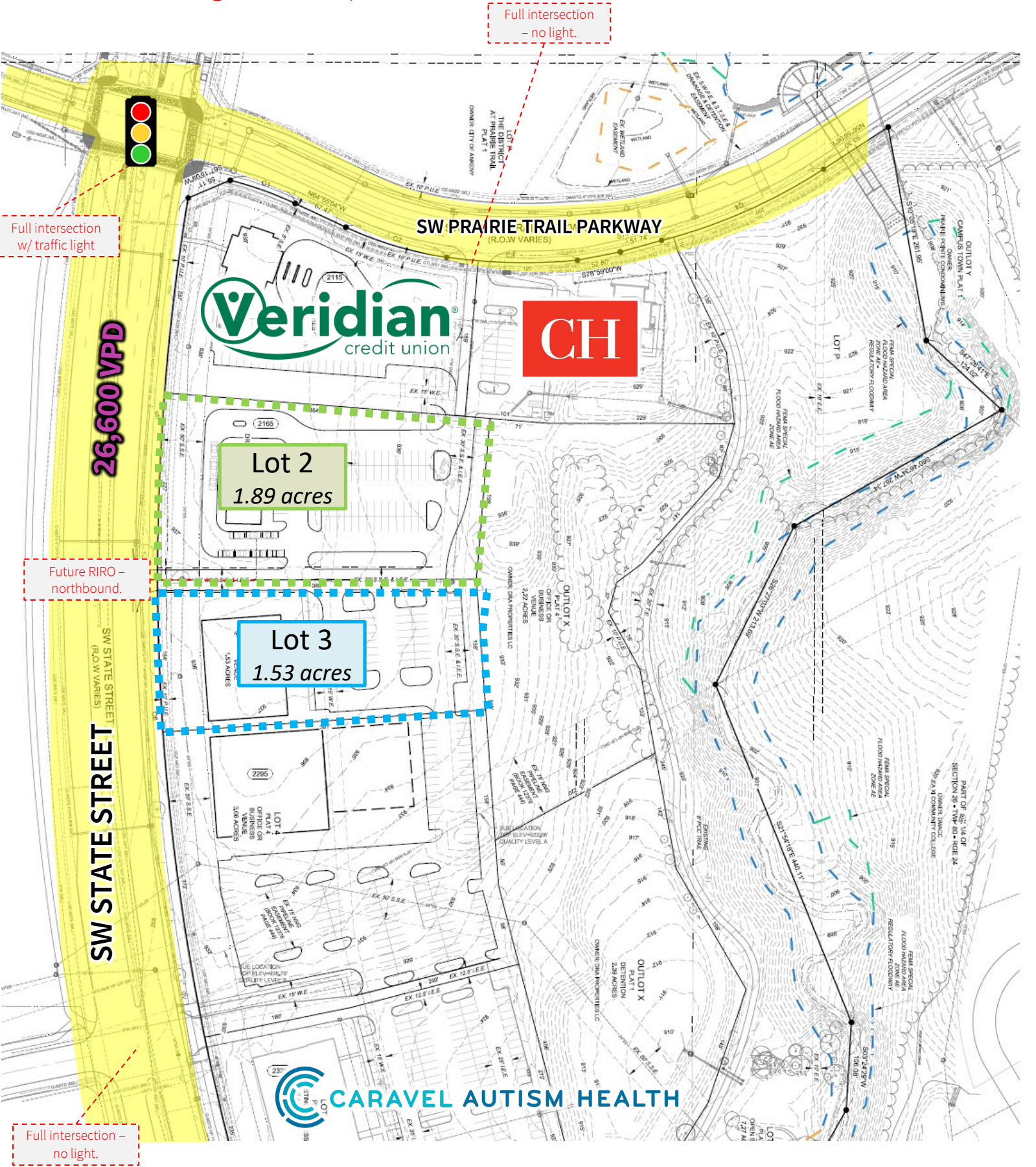
Demographics

	3 Mile	5 Miles	10 Miles
Population	53,585	96,947	380,198
Households	20,932	37,575	152,799
Average HH Income	\$108,572	\$110,573	\$95,258

Traffic counts

SW State St.	26,600 VPD
S. Ankeny Blvd.	21,200 VPD
SE Oralabor Rd.	22,400 VPD

Conceptual neighborhood plan



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Contact

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