



VINTAGE BUSINESS PARK



SW VINTAGE PARKWAY

SW STATE STREET

# VINTAGE BUSINESS PARK

SW State St. & SW Vintage Pkwy.  
Ankeny, IA 50023

COMMERCIAL LAND FOR SALE IN PRAIRIE TRAIL

Jones Lang LaSalle Brokeage, Inc.





# AVAILABILITY


## Commercial Land for Sale in Prairie Trail

Lot Sizes: 0.4 – 2.190 acres

Sale Price: See pricing chart

Zoned: PUD - Commercial

\*Plat 10: Lots are available for purchase or BTS and can accommodate buildings between ranging from 9,000 SF - 15,000 SF. Pricing of these lots include utilities, parking, and infrastructure that will be in place.

Plat 10		
2020 SW Magazine Road	1.175	\$9.00 PSF
1910 SW Magazine Road*	0.380	Call broker for pricing
1920 SW Magazine Road*	0.581	Call broker for pricing
1930 SW Magazine Road*	0.400	Call broker for pricing
1940 SW Magazine Road*	0.445	Call broker for pricing
1950 SW Magazine Road	0.480	
1960 SW Magazine Road*	0.455	
Plat 13		
2270 SW Vintage Parkway	1.140	\$5.00 PSF
2230 SW Vintage Parkway	2.190	\$5.00 PSF





## THE NEIGHBORHOOD





# LOCATION



**4 MILES**  
to Interstate 35



**6<sup>th</sup> FASTEST GROWING CITY**  
in the United States by US Census Bureau



**14 MILES**  
to Des Moines International Airport



**20-MINUTE DRIVE**  
to downtown Des Moines

# DEMOGRAPHICS



**POPULATION**  
5 Mile: 90,972  
10 Mile: 361,395  
15 Mile: 593,221



**AVERAGE HH INCOME**  
5 Mile: \$129,009  
10 Mile: \$109,226  
15 Mile: \$117,140



**HOUSEHOLDS**  
5 Mile: 35,027  
10 Mile: 145,633  
15 Mile: 238,300

# ABOUT VINTAGE BUSINESS PARK

The Fieldhouse is phase 1 of the Prairie Trail Sports Complex.



**31 ACRE**  
development



**EASY ACCESS**  
to I-35/80



**LOCATED ADJACENT**  
to multiple single-family and multi-family housing developments and retail, commercial, and hospitality



**MAJOR TENANTS**  
Prairie Trail Sports Complex, Primrose Schools, Wags Doggy Daycare, Pet Parents, and more.



**TIF DISTRICT**  
Incentives available for the following industries:  
Technology, Logistics, Advanced Manufacturing, Biosciences, IT & Business Services

# LOCAL AMENITIES





## CONTACT

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