For Sale

Rare Land Option Near Prairie Trail in Ankeny, IA

9.88 acres of land

N SW 11th St & Elm St, Ankeny, IA



STERLING LAND NORTH

JLL



STERLING LAND NORTH

Ankeny, IA

9.88
Acres

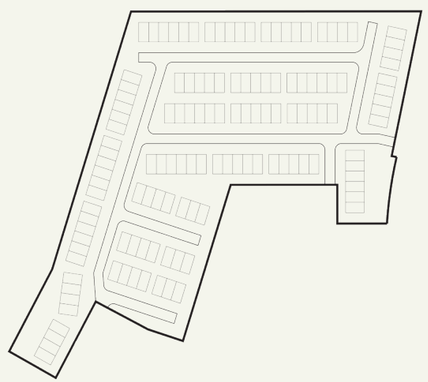
$5.75 psf
Sale price

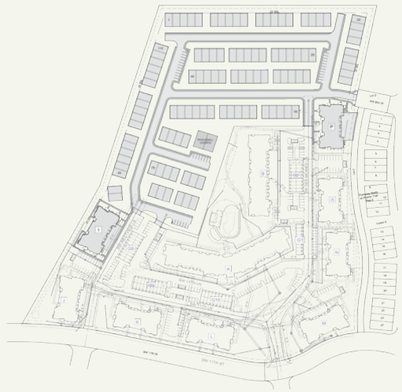
PUD
Zoning

Prairie Trail is a 1,031-acre planned community in the heart of Ankeny, Iowa, built on New Urbanism principles and inspired by Iowa's classic neighborhoods. Nearly 20 percent of the land — over 200 acres — is devoted to parks and open space, with 13 miles of trails linking to Ankeny's broader 34-mile network and beyond, making it one of Central Iowa's most walkable communities. The site sits just north of The District at Prairie Trail (525,000+ SF of retail and office) and is surrounded by single- and multi-family housing, commercial and hospitality development, and the Ankeny School District.

Site plan

*Conceptual plans for marketing purposes only. Subject to change.





Location

Easy access to Prairie Trail's approximately 570,000 RSF of office and retail space

Proximity to John Deere Des Moines Works who employees approximately 1,500 people & Casey's Corporate Headquarters, employing ~850 employees

DMACC community college is located 1.50 miles away and has an enrollment of 23,000 students (full time and part time)

Ankeny is one of the fastest growing suburban cities in the State of Iowa

Ideal users

An ideal opportunity for developers to pursue a senior care facility, multifamily, hotel, student housing or a variety of other complementary uses.





Contacts

Reach out to a broker below for addtional information.

LUCAS HEDSTROM
Vice President
+1 515 564 9269
lucas.hedstrom@jll.com

JUSTIN LOSSNER, CCIM, SIOR
Senior Managing Director
+1 515 371 0846
justin.lossner@jll.com

jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

JLL