

Land for Sale

**3105 SW State Street
Ankeny, IA 50023**



Land for Sale

- 168,815 SF Parcel (3.875 Acres)
- \$15 PSF (North Section Land)
- \$1,020,000.00

Land Sections (All Sections Included with Sale)

- North Section 68,000 SF (Proposed Development Land)
- Established Communication Tower Section 4,400 SF (Proposed Perpetual Easement)
- South Section 96,415 SF (Green Space)

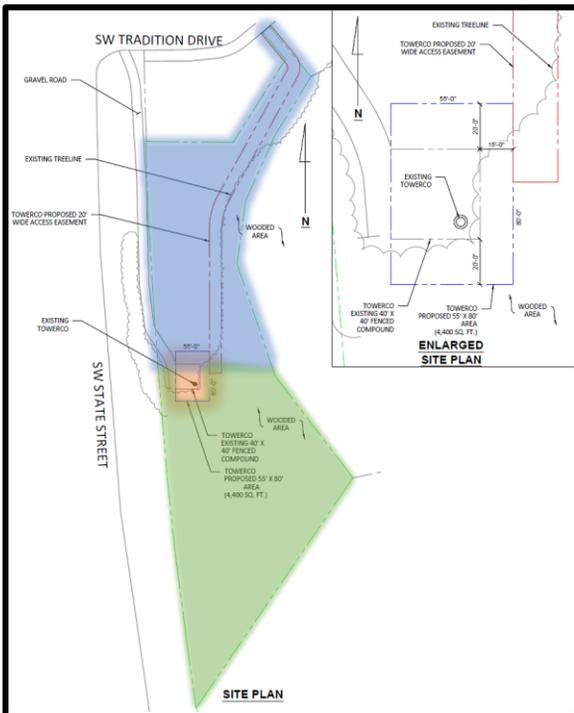
Parcel Highlights

- Development Land Opportunity
- Zoning PUD (Planned Unit Development)
- Near the SW State St and SW Oralabor Rd Intersection
- SW State St Frontage ~345 Ft
- ~2.6 Miles to I-35 Exit 90

**Commercial Real Estate
Broker Agent Consultants**
<http://alphaoneonline.com>

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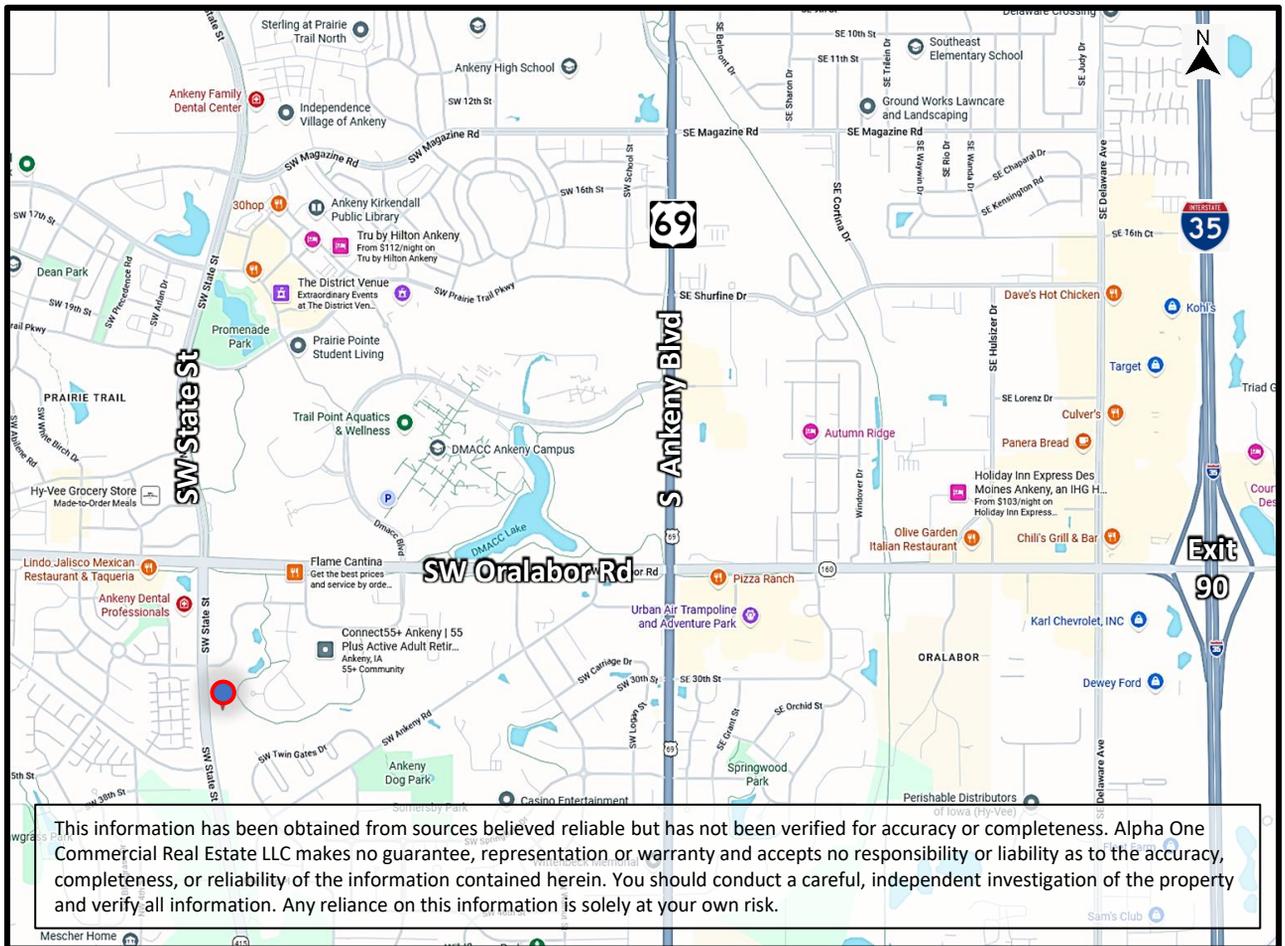
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