



PLAZA 36

JLL SEE A BRIGHTER WAY

For sale

Commercial land available in
Ankeny off the SEC of NE
36th Street and I-35

Sale price: \$6.00 - 23.00/SF
Zoning: Commercial

SEC NE 36th St. & I-35
Ankeny, Iowa 50023

Prime development land in Ankeny

Plaza 36 consists of 44.19 acres of commercial land available for sale in Ankeny. Development sits right off the 36th Street exit and I-35; is located south of Costco (largest in the Midwest), plus multiple single-family and multi-family housing developments, commercial, hospitality and golf courses.

**Contact broker for
additional information**

jll.com/des-moines

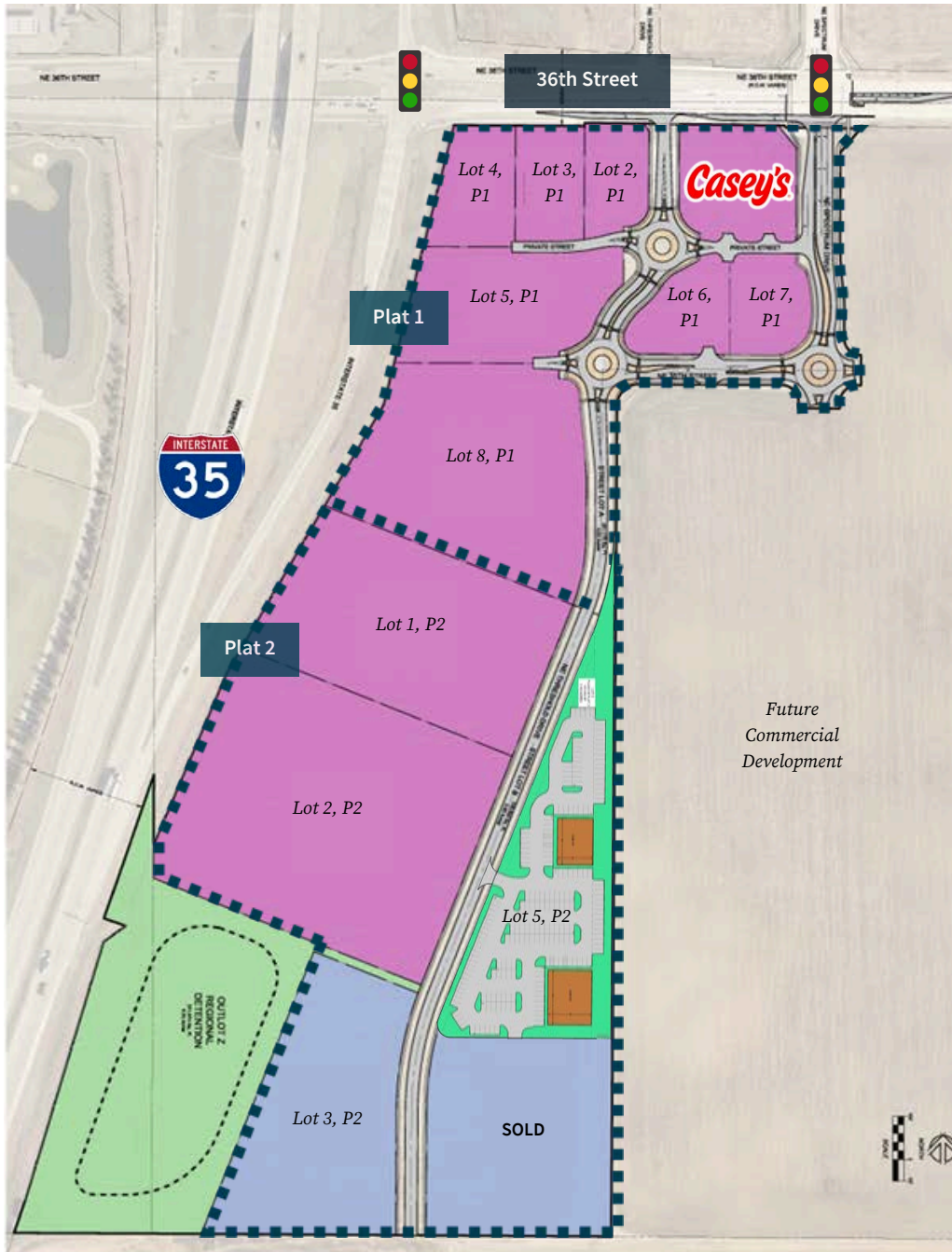
Meredith Hedstrom
Vice President
meredith.hedstrom@jll.com
+1 515 419 2963

Nick Anderson
Associate
nicholas.anderson@jll.com
+1 515 729 6015

Marcus R. Pitts, CCIM, SIOR
Senior Managing Director
marcus.pitts@jll.com
+1 515 556 4727

Conceptual site plan

**For marketing purposes only, plan subject to change.*



Plat 1		
Lot 1, P1	1.73 acres	SOLD
Lot 2, P1	.87 acres	\$23.00/SF
Lot 3, P1	1.03 acres	\$23.00/SF
Lot 4, P1	1.16 acres	\$22.00/SF
Lot 5, P1	2.86 acres	\$17.00/SF
Lot 6, P1	.89 acres	\$17.00/SF
Lot 7, P1	.96 acres	\$17.00/SF
Lot 8, P1	5.47 acres	\$17.00/SF

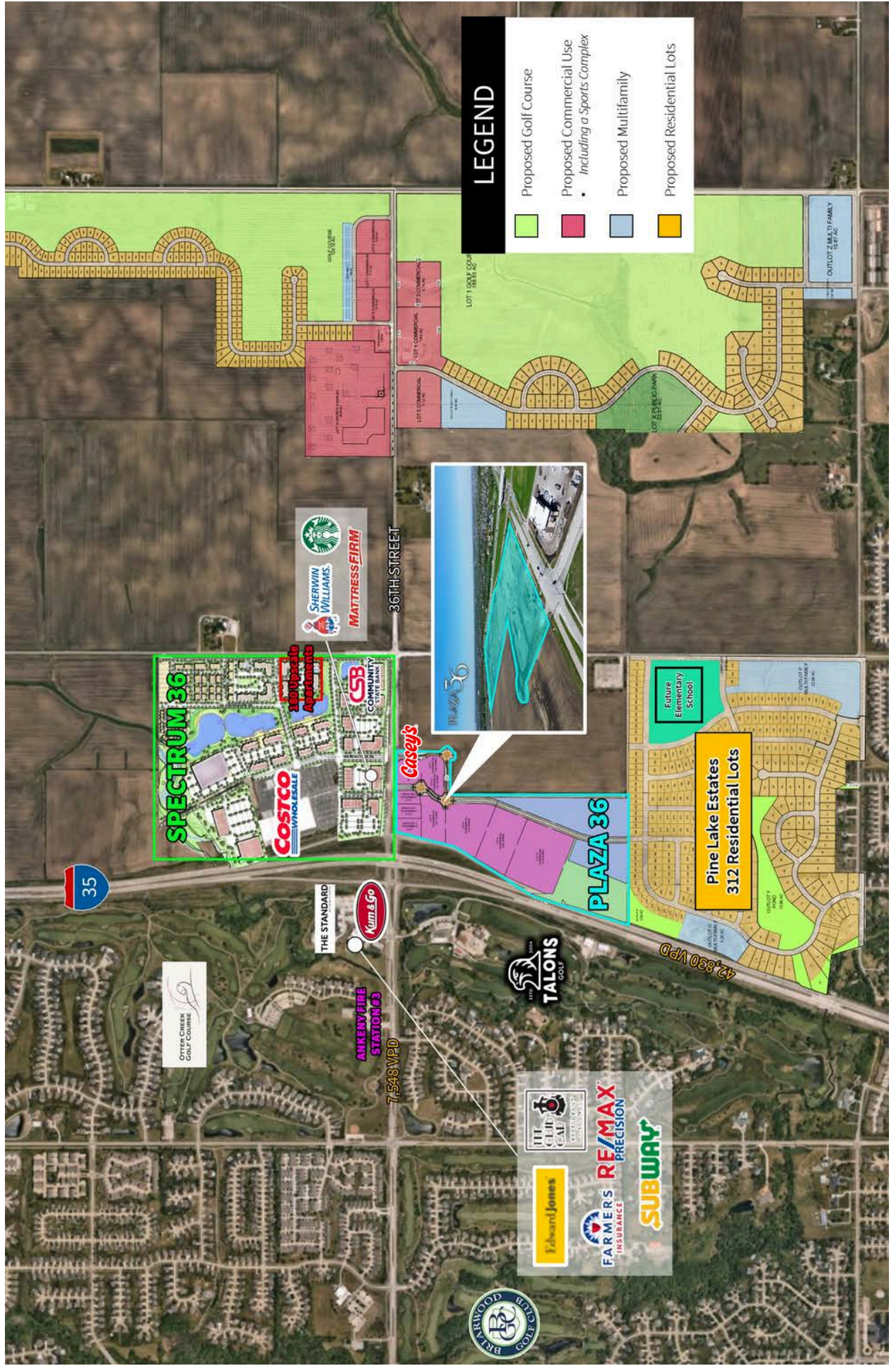
Plat 2		
Lot 1, P2	5.65 acres	\$10.00/SF
Lot 2, P2	9.10 acres	\$10.00/SF
Lot 3, P2	4.82 acres	\$6.00/SF
Lot 4, P2	6.49 acres	SOLD
Lot 5, P2	3.16 acres	\$12.00/SF

Property overview

- Positioned on the SEC of 36th St. & I-35 off the 36th Street exit (exit 94)
- Interstate visibility | I-35 Traffic Count: 42,830 VPD
- Surrounded by growing commercial and residential development, with Costco to the north
- Lots will be shovel ready | Q3 2025
- Zoned: Commercial
- Sites are regionally detained at \$125,000 per lot
- Ankeny is the 10th fastest growing city in the US (US Census Bureau)

Plaza 36 | Conceptual site plan

**For marketing purposes only, plan subject to change.*

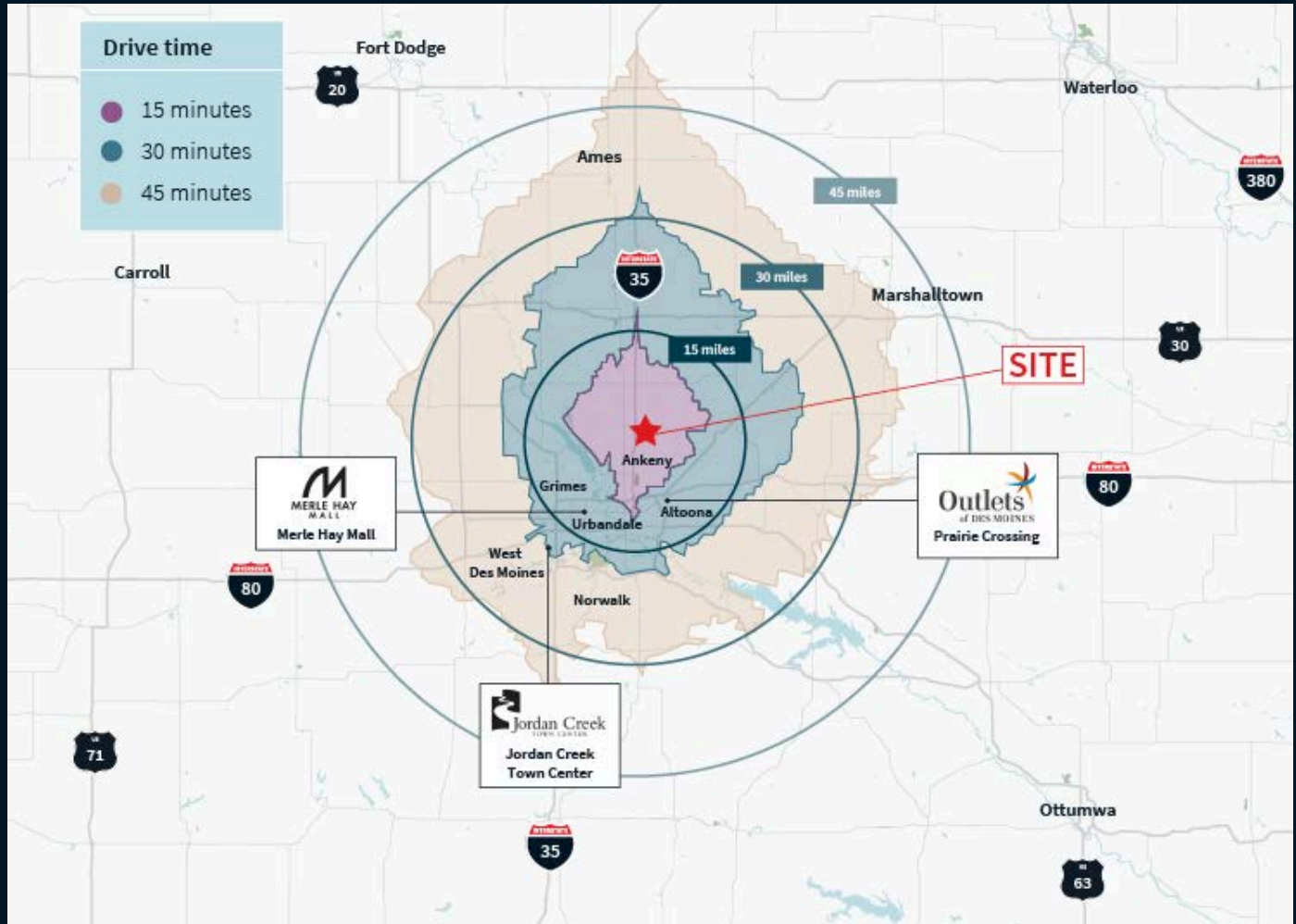


Images



Plaza 36 | SEC 36th St. & I-35

Ankeny, Iowa 50023



	Miles			Minutes		
	15	30	45	15	30	45
Total population	444,030	836,200	969,723	134,530	688,711	845,399
Total households	177,872	332,289	385,174	51,768	275,625	335,896
Average HH income	\$111,135	\$113,762	\$111,683	\$113,272	\$114,293	\$113,761

**Contact broker for
additional information**

jll.com/des-moines

Meredith Hedstrom

Vice President
meredith.hedstrom@jll.com
+1 515 419 2963

Nick Anderson

Associate
nicholas.anderson@jll.com
+1 515 729 6015

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director
marcus.pitts@jll.com
+1 515 556 4727