

For Sale

Commercial Land – Park Sight at Prairie Trail

Total Land Available: 6.52 acres

- **Lot 2:** 1.93 Acres (\$20.00/SF)
- **Lot 3:** 1.53 Acres (\$18.00/SF)
- **Lot 4:** 3.06 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, CH Robinson, 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.

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

Marcus R. Pitts, CCIM, SIOR

Managing Director

Jones Lang LaSalle Brokerage, Inc.

+1 515 556 4727

marcus.pitts@am.jll.com

Meredith Young

Vice President

Jones Lang LaSalle Brokerage, Inc.

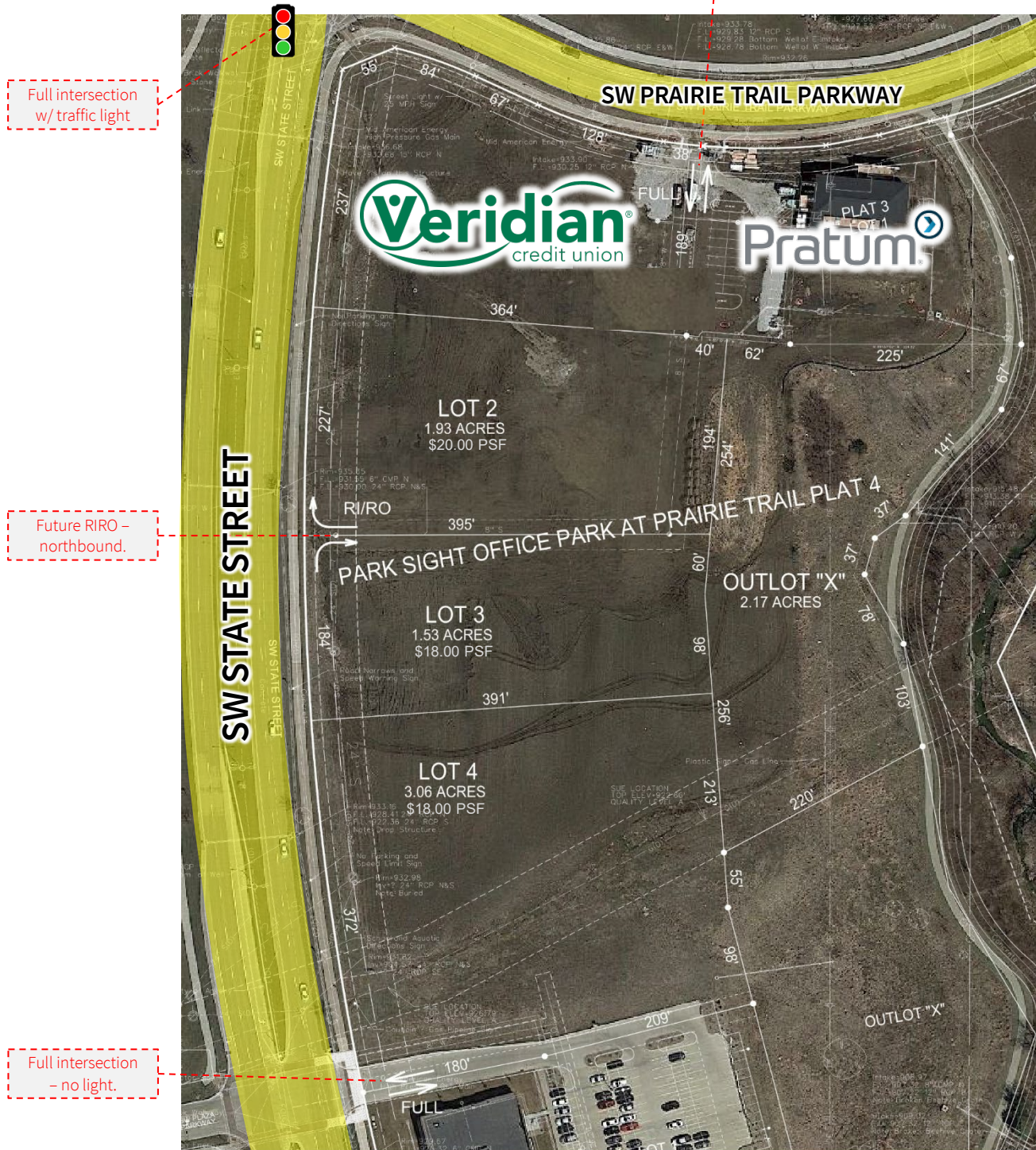
+1 515 419 2963

meredith.young@am.jll.com



**PRAIRIE
TRAIL**

Site Plan



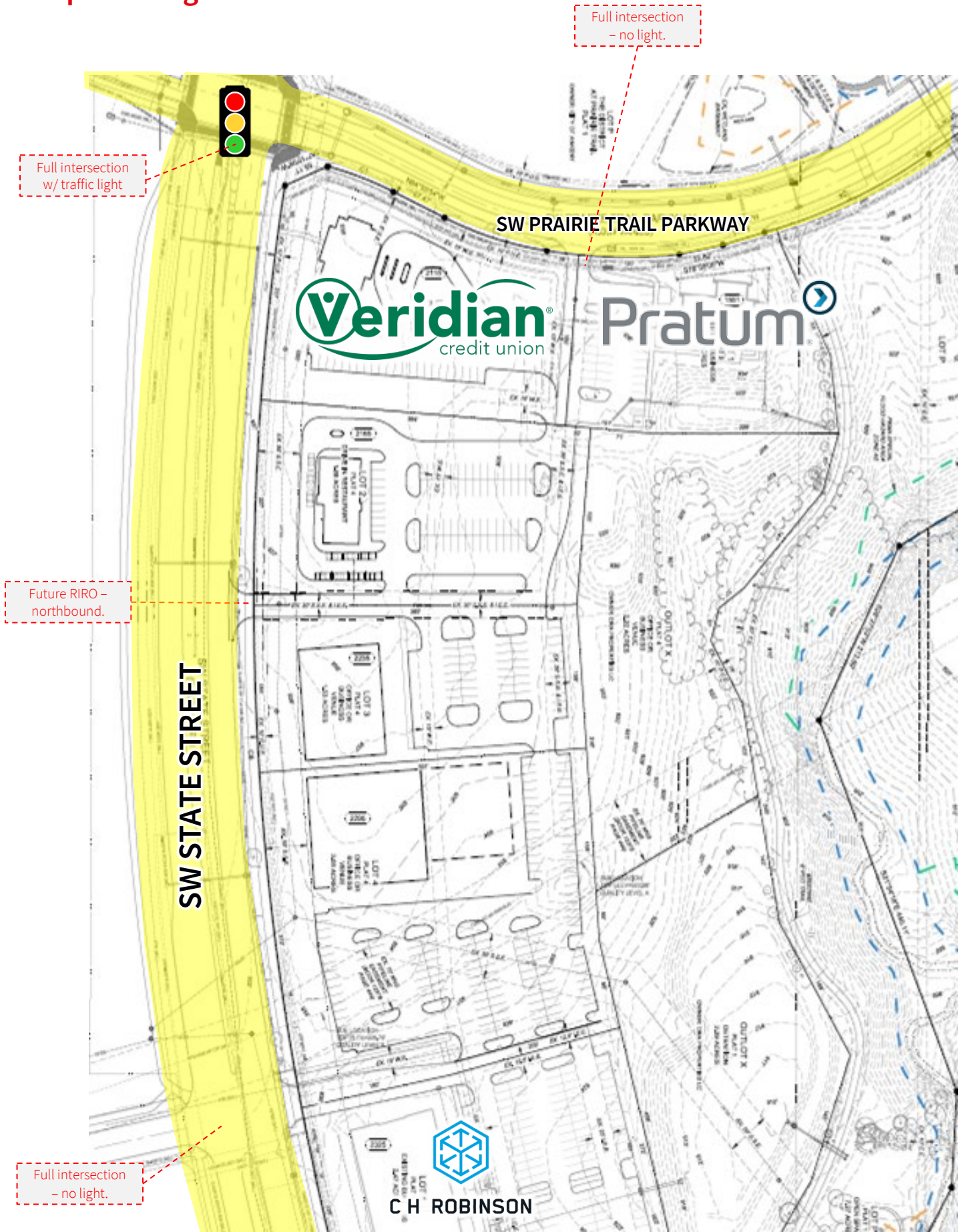
Demographics

	5 Mile	10 Miles	15 Miles
Population	76,284	350,200	557,398
Households	28,426	137,564	217,422
Average HH Income	\$102,110	\$84,653	\$89,974

Traffic Counts

SW State St.	22,000 VPD
S. Ankeny Blvd.	21,700 VPD
SE Oralabor Rd.	20,000 VPD

Conceptual Neighborhood Plan





PRAIRIE
TRAIL

Contact

Marcus R. Pitts, CCIM, SIOR

Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 556 4727
marcus.pitts@am.jll.com

Meredith Young

Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 419 2963
meredith.young@am.jll.com

jll.com/des-moines



801 Grand Avenue, Suite 330 | Des Moines, Iowa 50309

<http://www.us.jll.com/en/locations/midwest/des-moines>

Copyright © Jones Lang LaSalle IP, Inc. 2022

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262.