



SW STATE STREET

LOT 2
2.49 ac

LOT 3
1.04 ac

For Sale

Development Lots for Sale

Total Land Available: 3.53 acres

- **Lot 2:** 2.49 acres
- **Lot 3:** 1.04 acres

Pricing: Contact broker for pricing

- 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.
- The District is home to retail boutiques, dining and entertainment venues, civic uses, and more. Neighboring businesses include B&B Theaters, Smokey Row, Jethro's, District 36, Whiskey River, Kirkendall Public Library, Toast, The District Lofts, The Residence Inn Marriott.
- 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



THE DISTRICT
PRAIRIE TRAIL

The District at Prairie Trail Ankeny, IA 50023

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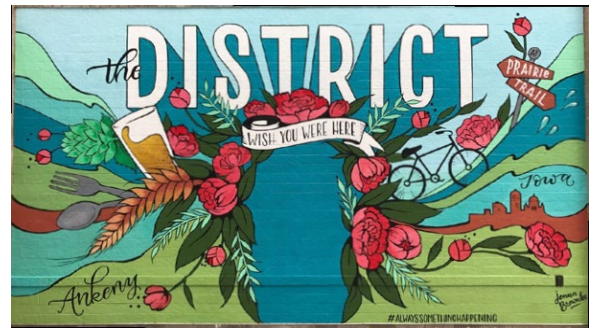


Aerial



The District at Prairie Trail

Welcome to The District at Prairie Trail, Ankeny's premier destination for best-in-class retail, entertainment, food & beverage and community events, including becoming the new host of Ankeny Summerfest beginning this year (2022).



Over 35
events per
year



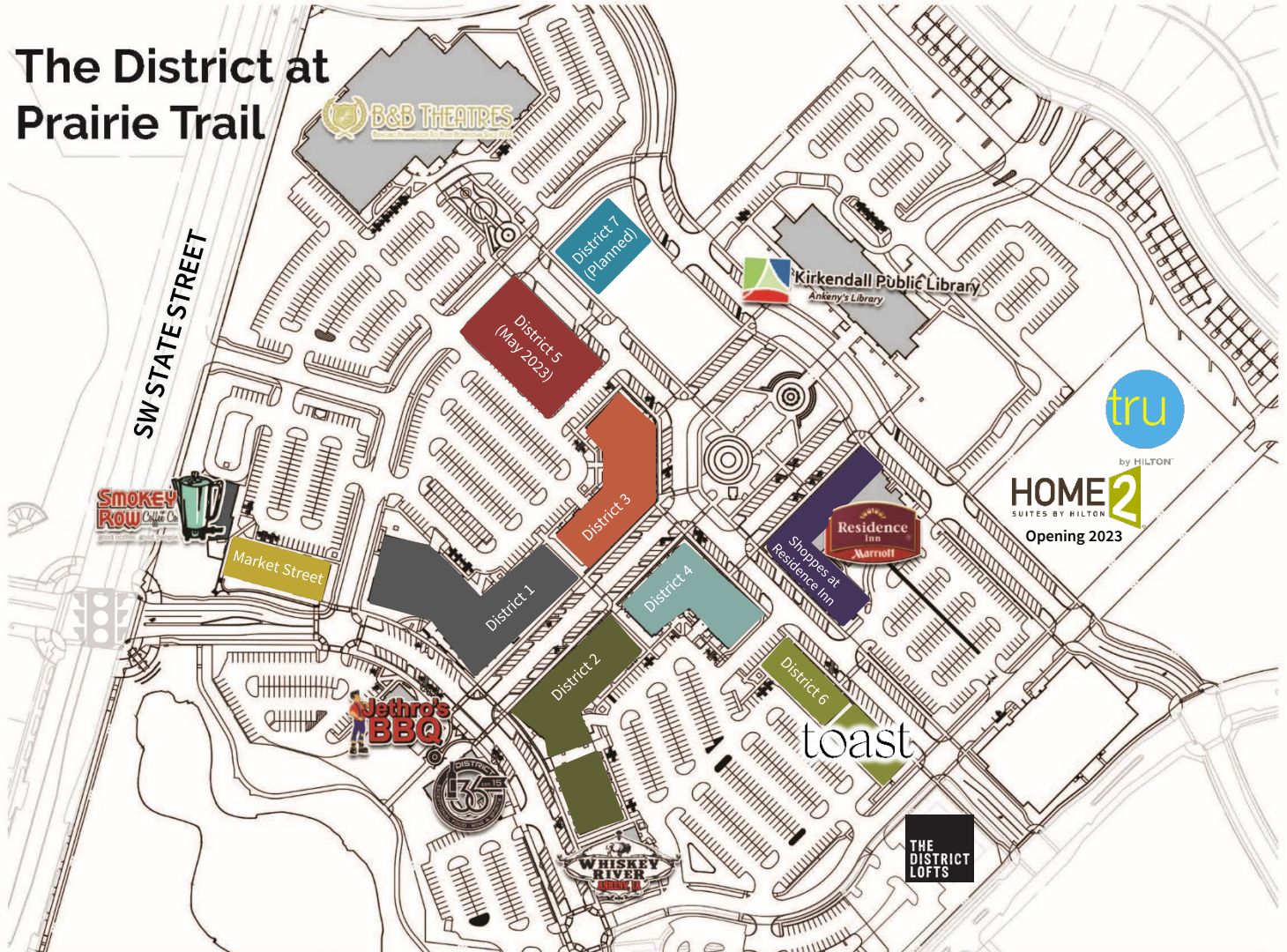
Host of Ankeny
Summer
Fest



Entertainment
District
Designation

District Site Plan

The District at Prairie Trail



Demographics


	5 Mile	10 Miles	15 Miles
Population	78,782	356,622	572,134
Households	29,719	141,678	225,143
Average HH Income	\$110,037	\$90,476	\$94,458

Traffic counts

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

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.





Contact

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