

Retail and Office Ground For Sale

Lakeview Woods

755 SW Oralabor Rd

Ankeny, IA 50023



Commercial Real Estate
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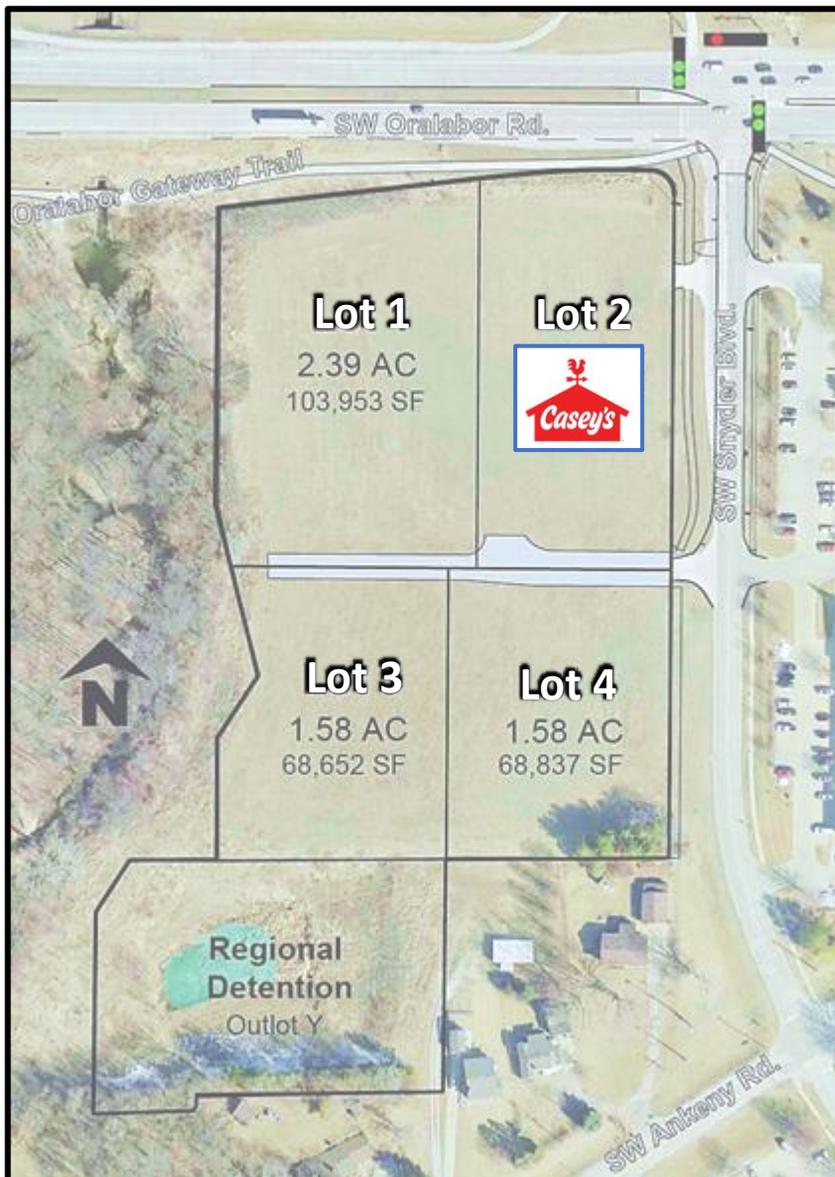
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Site Ground For Sale

- 0.60 to 5.55 Acres
- \$17 to \$24 PSF

Single and Multi Tenant Building Opportunity

- Concept Plans Available



Parcel Features

- C-2 Zoning General Retail & Highway Oriented Commercial Business District
- Pad Ready and Utilities Stubbed
- Regional Detention Basin
- Bicycle Friendly Access

Lot 1, 755 SW Oralabor Rd

- 2.39 AC at \$20 PSF
- \$2,082,168

Lot 3, 2820 SW Snyder Blvd

- 1.58 AC at \$17 PSF
- \$1,167,084

Lot 4, 2800 SW Snyder Blvd

- 1.58 AC at \$17 PSF
- \$1,170,229

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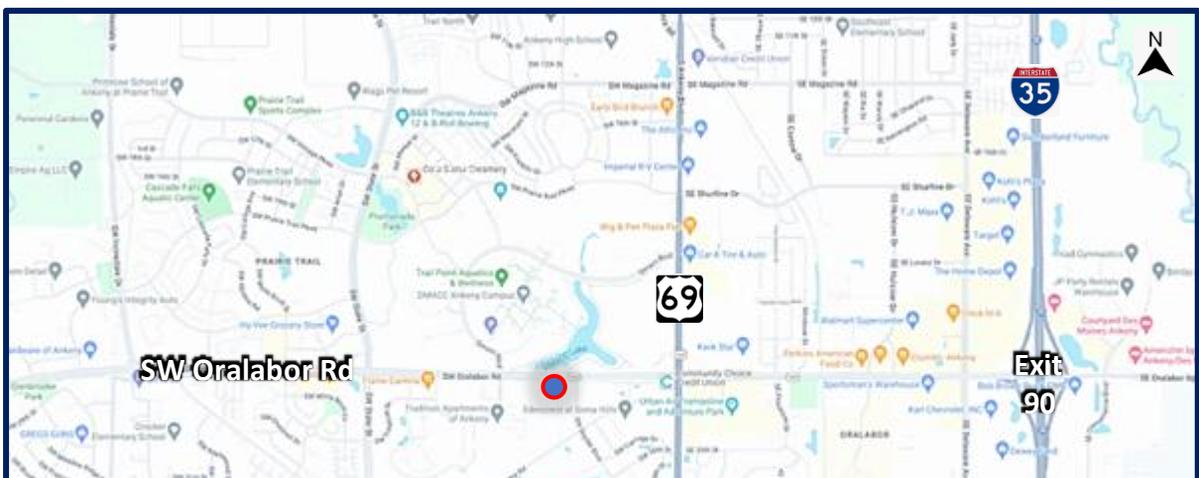
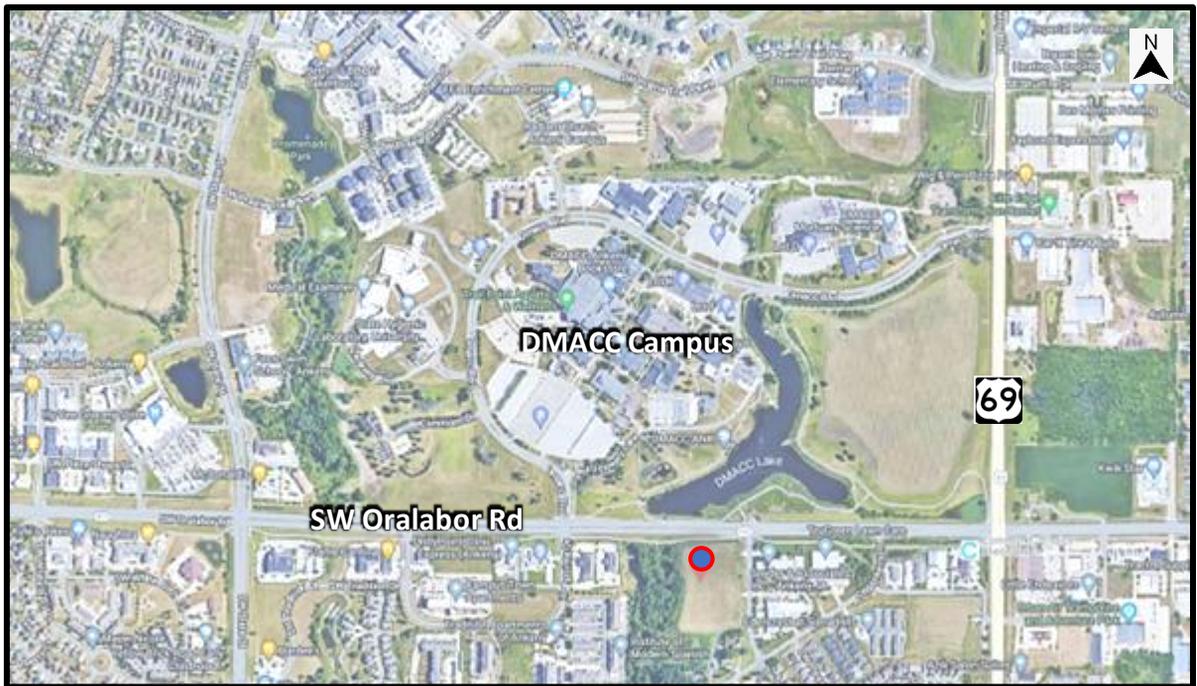
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- SW Oralabor Traffic Count 25,400 VPD (City of Ankeny 2023)
- The Ankeny Des Moines Area Community College Campus South Entrance is 0.26 Miles to the West and has Over 15,000 Enrolled Students
- I-35/Exit 90 is 1.6 Miles to the East



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