

JLL SEE A BRIGHTER WAY

# Available

Mixed-use development in NW Ankeny off 36th and Irvinedale

Ground lease/BTS/Sale price: \$10 - \$12 PSF

**Zoning: Neighborhood Commercial** 

SEC 36th St. & Irvinedale Dr. Ankeny, Iowa 50023

### Prime development land in Ankeny

Up to 8.934 acres of commercial land available for ground lease, BTS, or sale in Ankeny with close-proximity to I-35; located near multiple single-family and multi-family housing developments, retail, office, commercial, and hospitality.

Contact broker for additional information

jll.com/des-moines

#### **Meredith Hedstrom**

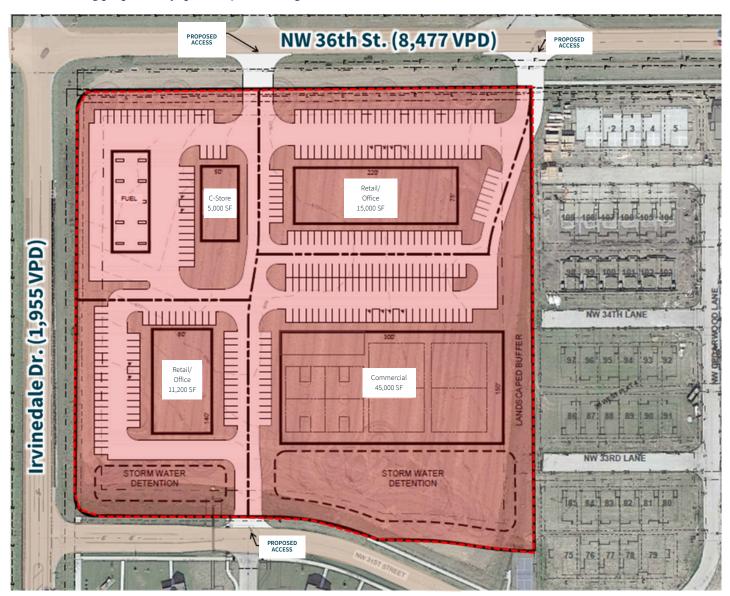
Vice President meredith.hedstrom@jll.com +1 515 419 2963

#### **Lucas Hedstrom**

Vice President lucas.hedstrom@jll.com +1 515 564 9269

## Conceptual site plan

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



Location	SEC 36th St. & Irvinedale Dr. Ankeny, Iowa 50023		
Size	Up to 8.934 acres		
Ground lease/ BTS/Sale Price	\$10 - \$12/PSF		
Zoning	Neighborhood commercial		

### **Property overview**

- Land can be subdivided
- Positioned on the SEC NW 36th St. & Irvinedale Dr.
- Conceptual site plan allows for two (2) full access points + possibly one (1) additional access point
- Surrounded by growing commercial and residential development
- County: Polk



# Aerial images









### SEC 36th St. & Irvinedale Dr.

Ankeny, Iowa 50023



### Demographics

	1 mile	3 miles	5 miles	18th St.	8,173 VPD
Est. population	5,035	42,491	81,714	Irvinedale Dr.	1,955 VPD
Est. households	1,919	16,367	31,485	NW 36th St.	1,273 VPD
Est. Average HH income	\$93,229	\$94,574	\$95,371		

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