



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
additonal information**

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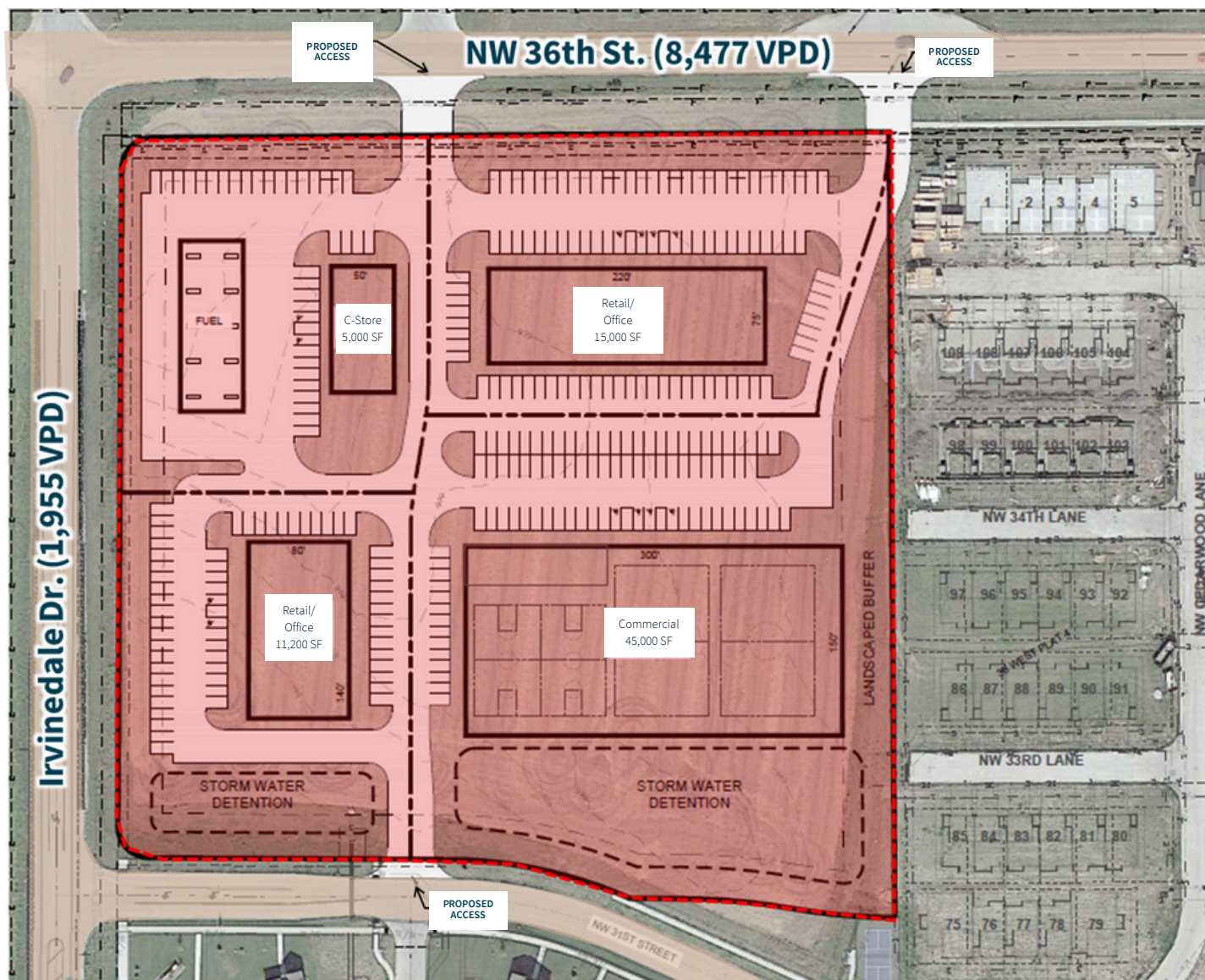
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Conceptual site plan

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



Location	SEC 36th St. & Irvinedale Dr. Ankeny, Iowa 50023
Size	Up to 8.934 acres
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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
Est. population	5,035	42,491	81,714
Est. households	1,919	16,367	31,485
Est. Average HH income	\$93,229	\$94,574	\$95,371

Traffic counts

18th St.	8,173 VPD
Irvinedale Dr.	1,955 VPD
NW 36th St.	1,273 VPD

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