



**SITE**

**d**

**THE DISTRICT**

**HERITAGE**  
ELEMENTARY SCHOOL

**DQ**

**SW Prairie Trail Pkwy**

**MAVERIK**

**ZARA HOUSE**

**Liquor Lovers**

**EARLY BIRD**

**BONE-A-PATREAT**

**BODYBAR**

**AHS**



**DMACC**

15,000+ college students

**S Ankeny Blvd**

**22,300 VPD**

**JLL** SEE A BRIGHTER WAY

**S Ankeny Blvd. & SW Prairie Trail Pkwy.**  
**Ankeny, IA 50023**

**For sale**

**Property Overview**

Availability: 0.8 - 1.91 acres (two parcels)  
Sale price: \$19.00 PSF  
Zoning: Commercial

Prime Commercial Development  
Site located in Prairie Trail

- Adjacent to planned Dairy Queen (coming soon)
- High-visibility corner site at signalized intersection with over 22,000 VPD on Ankeny Blvd.
- Neighboring The District at Prairie Trail (525K+ SF of retail and office), plus 50,000 SF existing retail to the north with another 50,000 SF planned
- Immediately located north of DMACC, serving 15,000+ college students

**0.8 - 1.91 acres**

**Contact broker for additional information**

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Jones Lang LaSalle Americas, Inc.

# Corridor

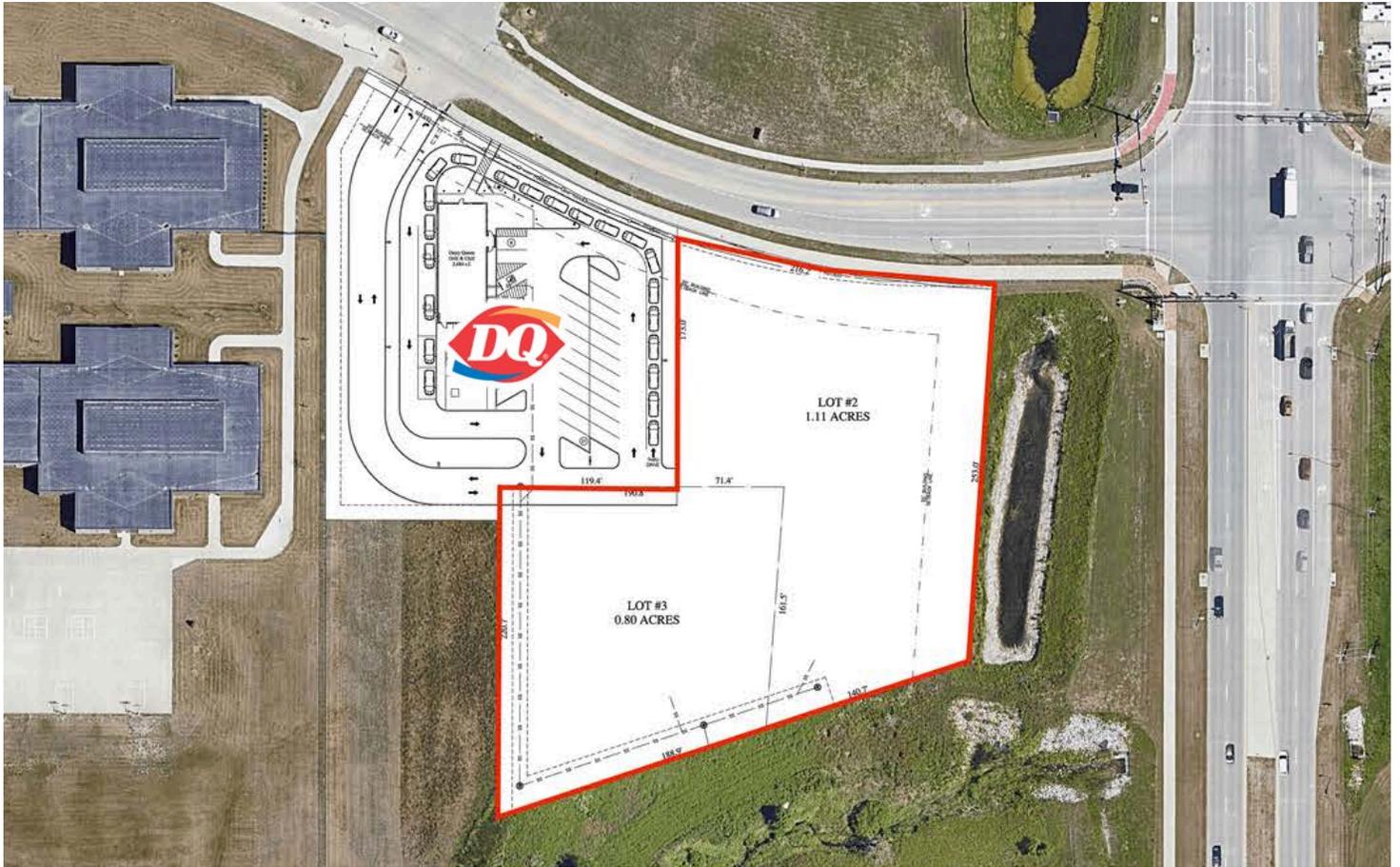


# Proposed site plan

Availability: 0.8 - 1.91 acres (two parcels)

Sale price: \$19.00 PSF

Zoning: Commercial



Neighboring businesses & retailers:



# For sale

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Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	6,371	57,667	88,678
Households	2,702	23,134	34,472
Median HH Income	\$98,972	\$102,708	\$105,295

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