


PLAZA 36



 **JLL** SEE A BRIGHTER WAY

For sale

Commercial land available in
Ankeny off the SEC of NE
36th Street and I-35

Sale price: \$17.00 - 24.00/SF
Zoning: Commercial

SEC NE 36th St. & I-35
Ankeny, Iowa 50023

Prime development land in Ankeny

Phase 1 consists of 9.25 acres of commercial land available for sale in Ankeny right off the 36th Street exit and I-35; located south of Costco (largest in the Midwest), multiple single-family and multi-family housing developments, commercial, hospitality and golf courses.

**Contact broker for
additional information**

jll.com/des-moines

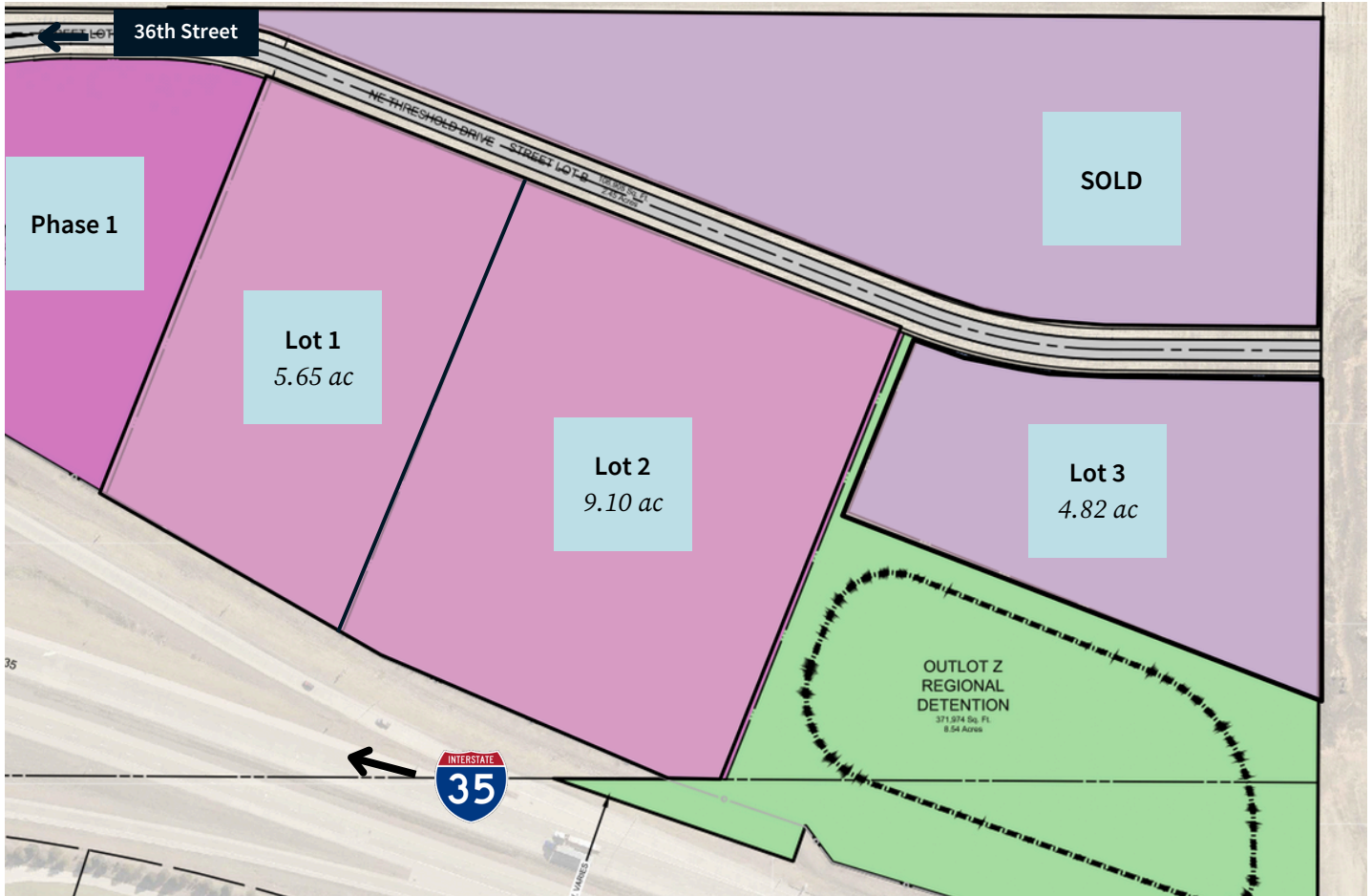
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Phase 2 | Conceptual site plan

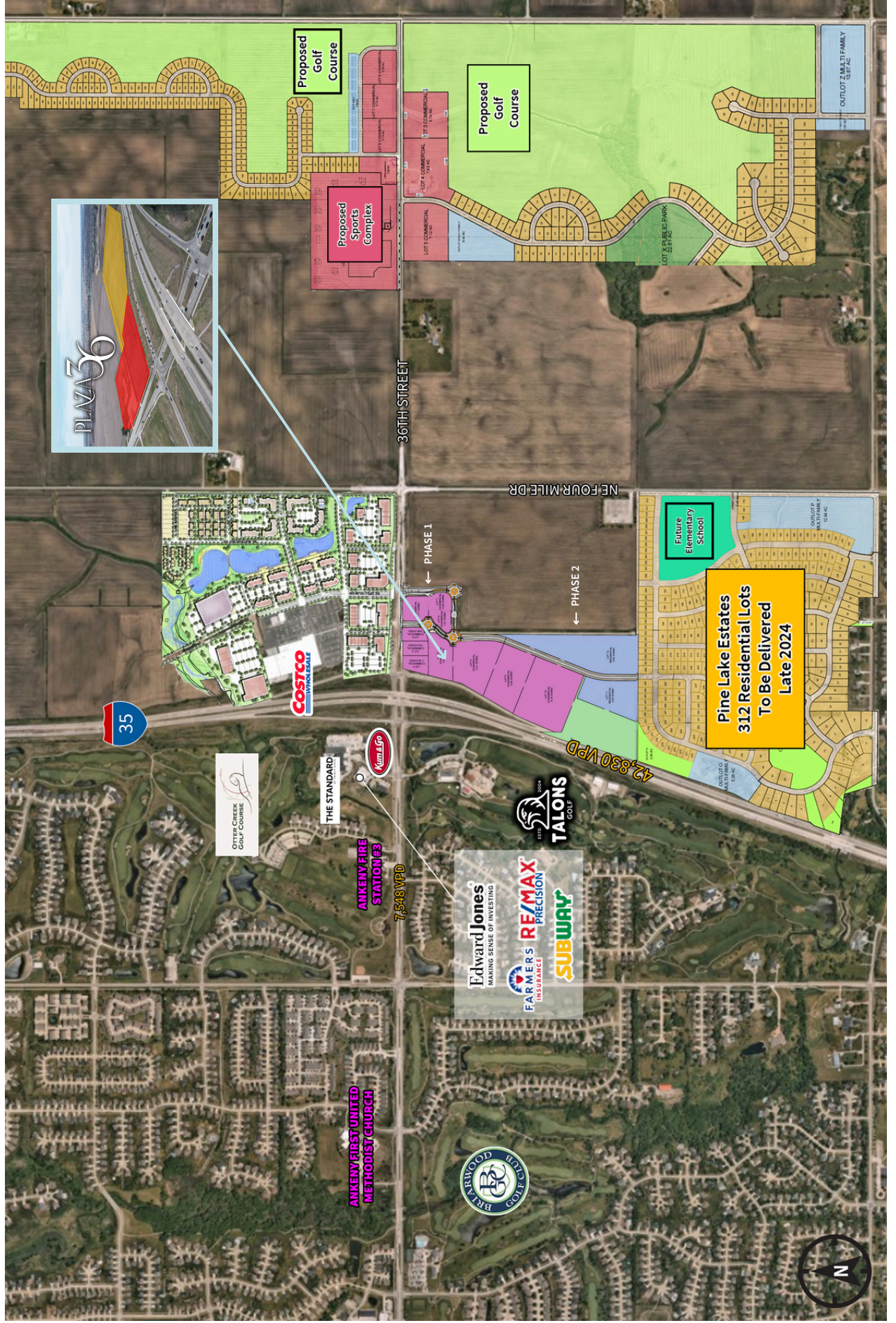
**For marketing purposes only, plan subject to change.*



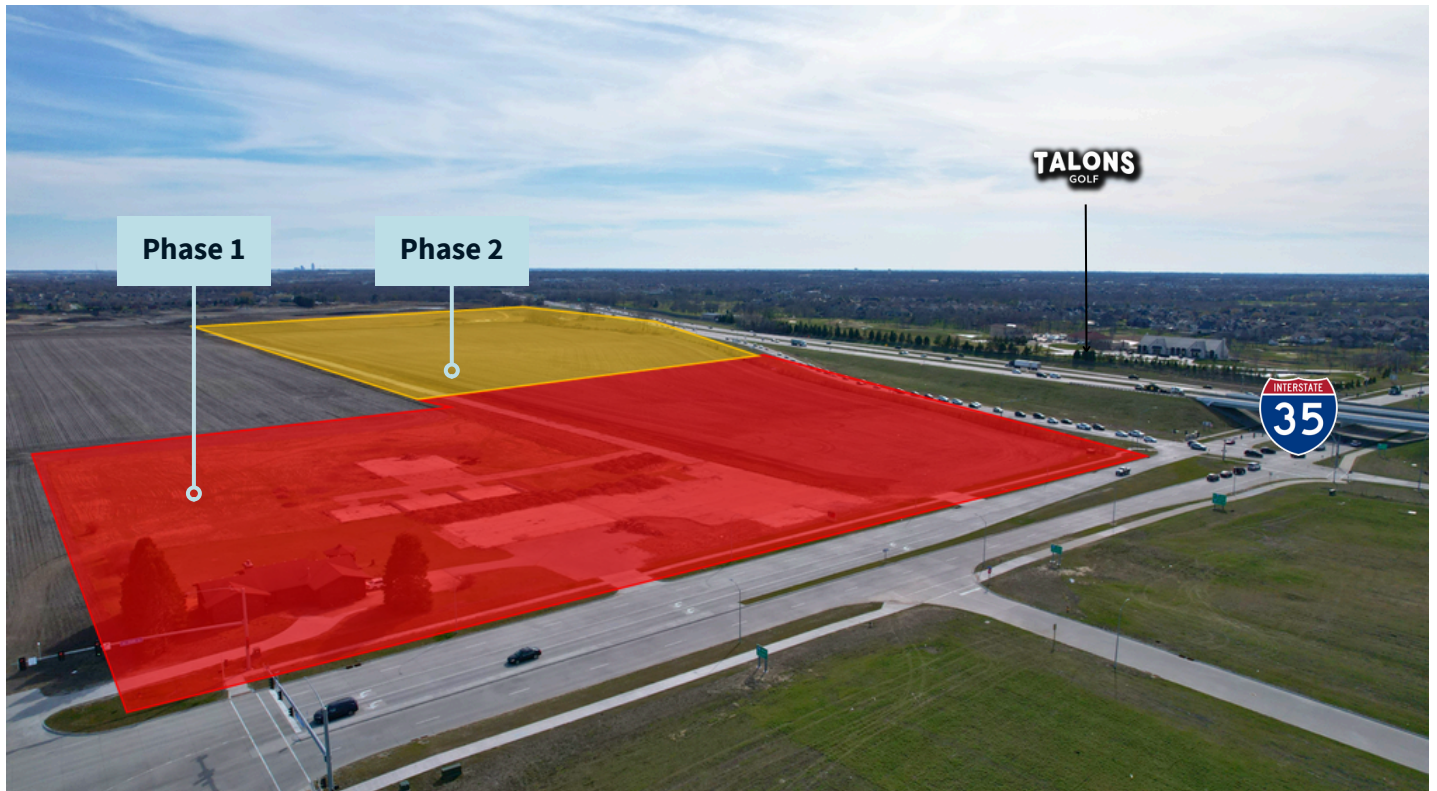
| | | | | | |
|----------------------|------------|------------|----------------------|------------|-----------|
| Lot 1, Plat 2 | 5.65 acres | \$10.00/SF | Lot 3, Plat 2 | 4.82 acres | \$6.00/SF |
| Lot 2, Plat 2 | 9.10 acres | \$10.00/SF | Lot 4, Plat 2 | 9.65 acres | SOLD |

Phase 1 & Phase 2 | Conceptual site plan

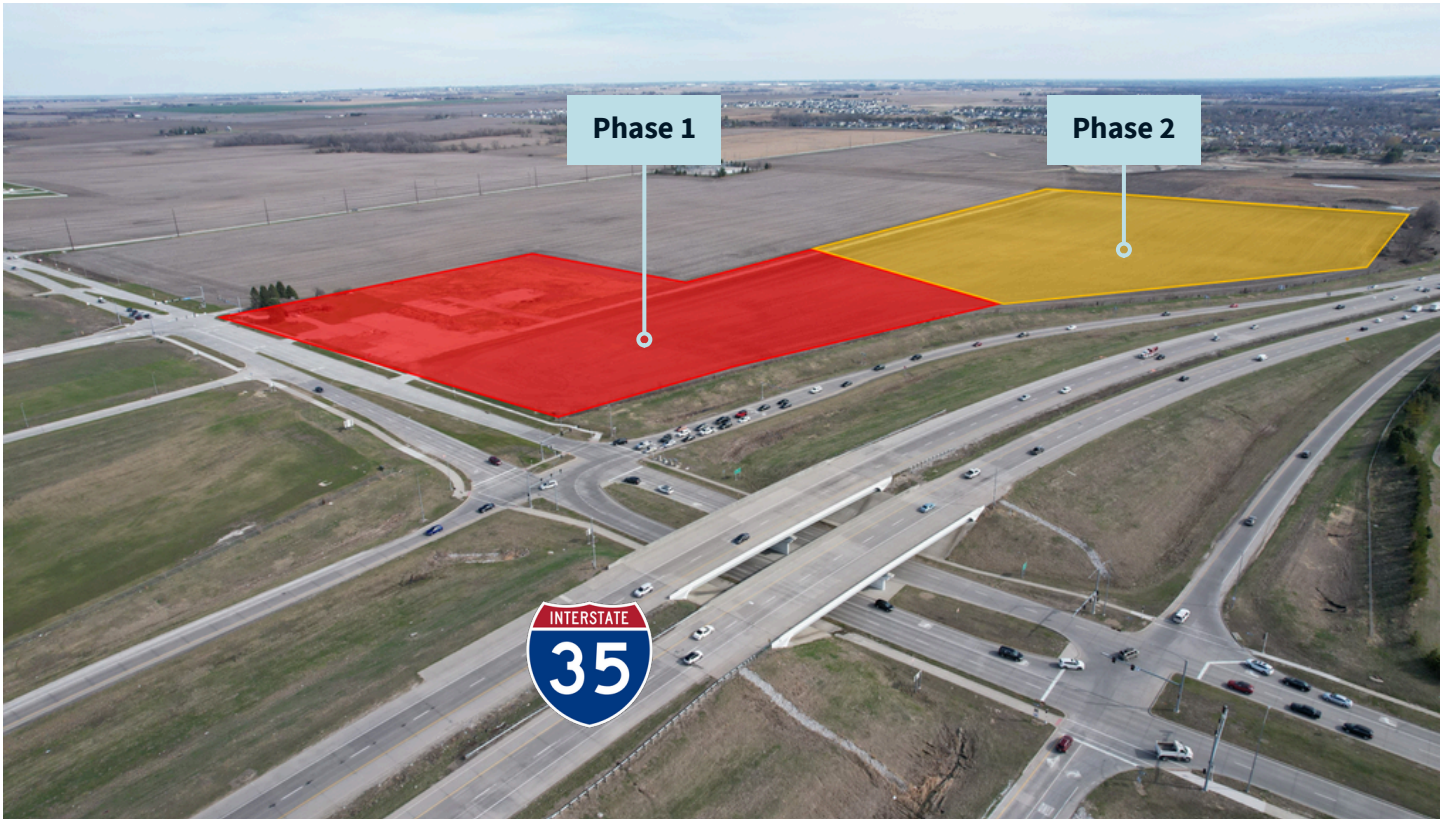
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Images

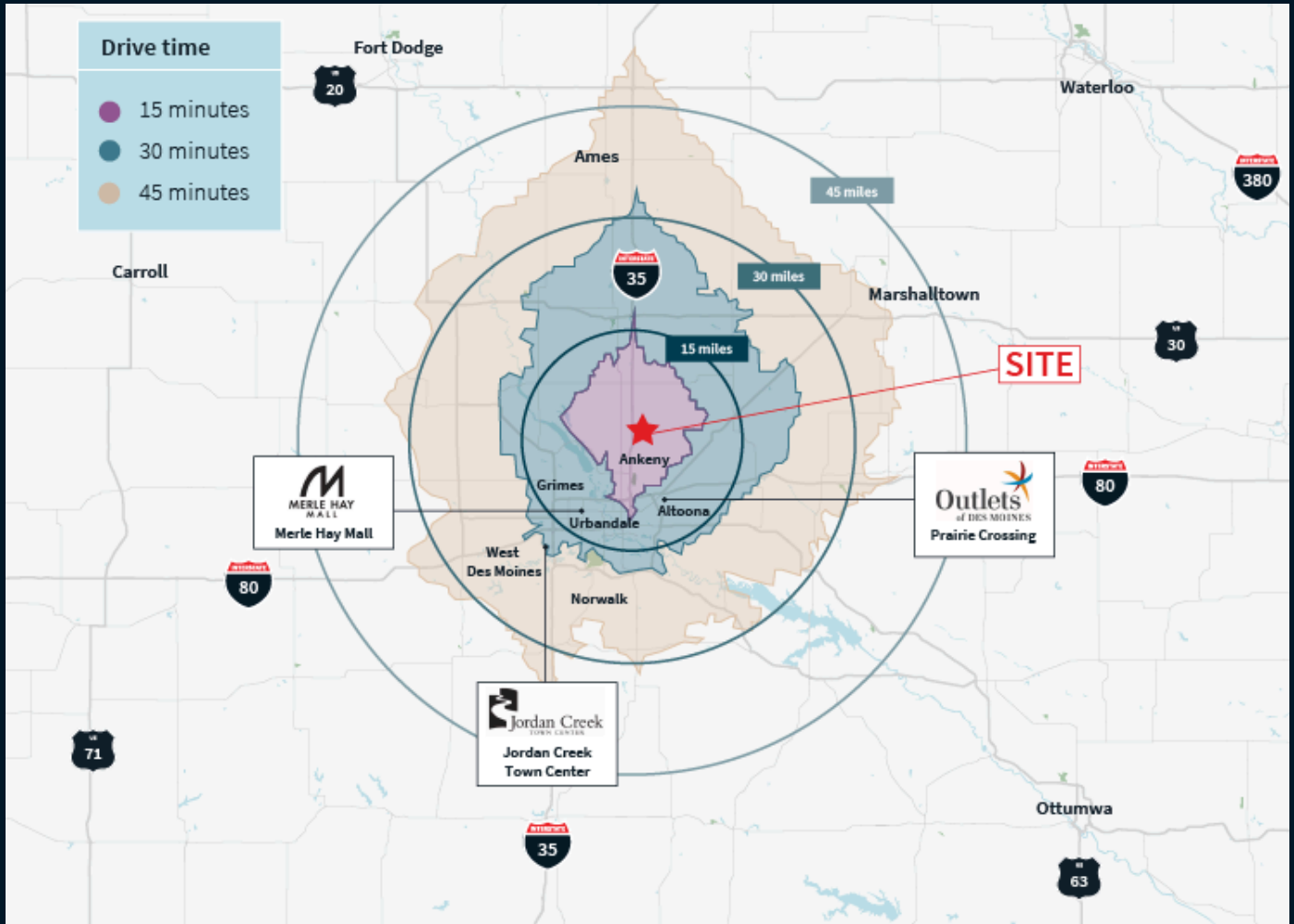


Images



Plaza 36 | SEC 36th St. & I-35

Ankeny, Iowa 50023



| | Miles | | | Minutes | | |
|------------------------|----------|----------|----------|----------|----------|----------|
| | 15 | 30 | 45 | 15 | 30 | 45 |
| Est. population | 444,755 | 826,859 | 960,802 | 88,774 | 634,168 | 832,480 |
| Est. households | 177,480 | 327,987 | 381,027 | 33,960 | 252,647 | 330,675 |
| Est. Average HH income | \$76,481 | \$75,658 | \$75,012 | \$94,943 | \$75,208 | \$75,671 |

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