



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 additonal information

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

Aaron Hyde

Senior Vice President aaron.hyde@jll.com +1 515 953 8834

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director marcus.pitts@jll.com +1 515 556 4727

jll.com/des-moines

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Phase 1 | Conceptual site plan

*For marketing purposes only, plan subject to change.



Lot 1	1.73 acres	\$24.00/SF	Lot 5	2.86 acres	\$17.00/SF
Lot 2	.87 acres	\$23.00/SF	Lot 6	.89 acres	\$17.00/SF
Lot 3	1.03 acres	\$23.00/SF	Lot 7	.96 acres	\$17.00/SF
Lot 4	1.16 acres	\$22.00/SF	Lot 8	5.47 acres	\$17.00/SF

Property overview

- Positioned on the SEC of 36th St. & I-35 off the 36th Street exit (exit 94)
- Interstate visibility | I-35 Traffic Count: 42,830 VPD
- Surrounded by growing commercial and residential development, with Costco to the north
- Lots will be shovel ready | Q2 2025
- Zoned: Commercial
- Sites are regionally detained at \$125,000 per lot
- Ankeny is the 10th fastest growing city in the US (US Census Bureau)

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Phase 2 | Conceptual site plan

*For marketing purposes only, plan subject to change.

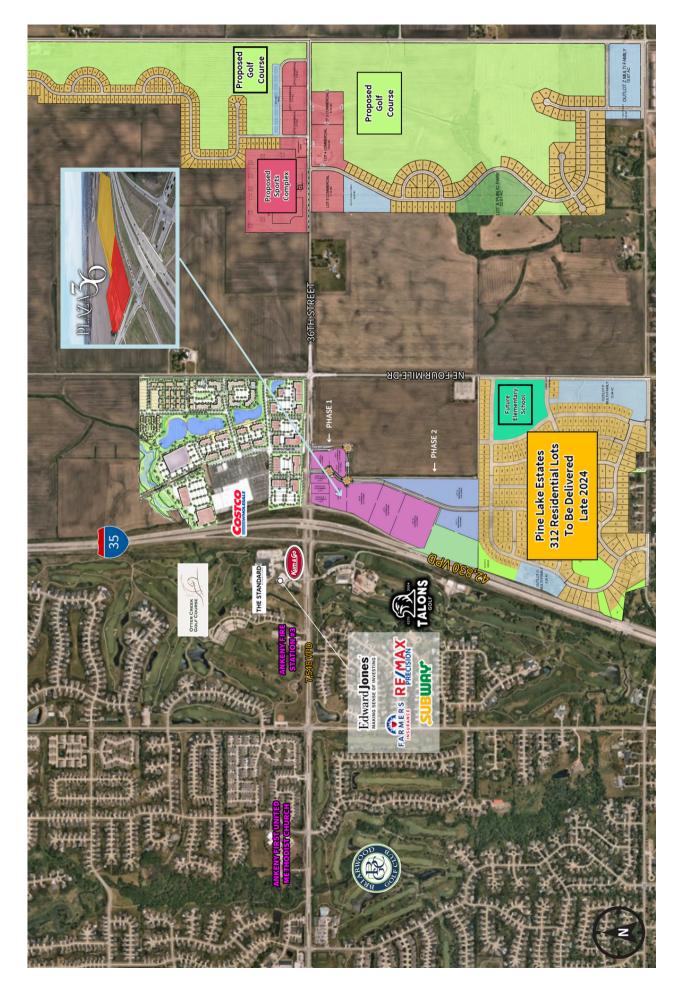


Lot 1, Plat 2	5.65 acres	\$10.00/SF	Lot 3, Plat 2	4.82 acres	\$6.00/SF
Lot 2, Plat 2	9.10 acres	\$10.00/SF	Lot 4, Plat 2	9.65 acres	SOLD

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Phase 1 & Phase 2 | Conceptual site plan

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Images





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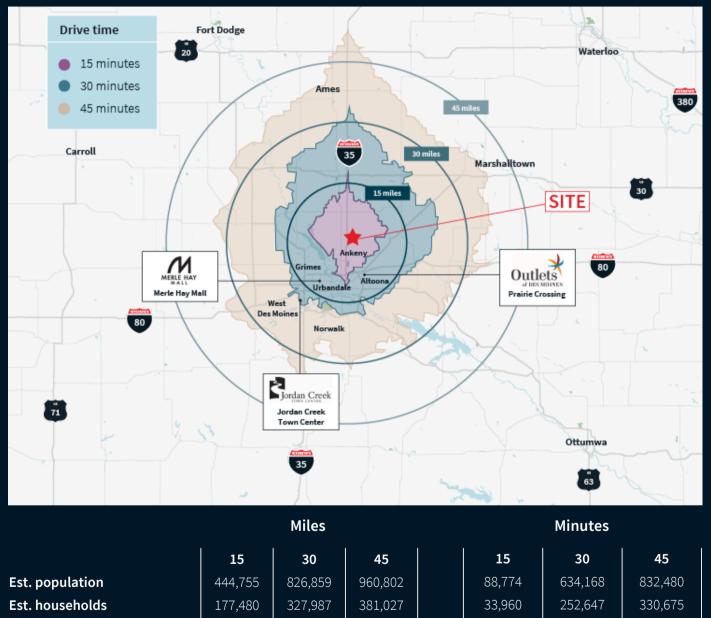
Images





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

Ankeny, Iowa 50023



Est. Average HH income

Contact broker for additonal information

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Meredith Hedstrom Vice President meredith.hedstrom@jll.com

+1 515 419 2963

\$76,481

\$75,658

Aaron Hyde Senior Vice President aaron.hyde@jll.com +1 515 953 8834

\$75,012

reserved.

Marcus R. Pitts, CCIM, SIOR Senior Managing Director marcus.pitts@jll.com +1 515 556 4727

\$75,671

\$75,208

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\$94.943

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