

VINTAGE BUSINESS PARK



THE DISTRICT
PRAIRIE TRAIL

SW VINTAGE PARKWAY

SW STATE STREET

VINTAGE BUSINESS PARK

SW State St. & SW Vintage Pkwy.
Ankeny, IA 50023

COMMERCIAL LAND FOR SALE IN PRAIRIE TRAIL



AVAILABILITY

Commercial Land for Sale in Prairie Trail

Lot Sizes: 0.4 – 2.190 acres

Sale Price: See pricing chart

Zoned: PUD - Commercial

*Plat 10: Lots are available for purchase or BTS and can accommodate buildings between ranging from 9,000 SF - 15,000 SF. Pricing of these lots include utilities, parking, and infrastructure that will be in place.

Plat/Property Address	Acres	Price
Plat 10		
2020 SW Magazine Road	1.175	\$9.00 PSF
1910 SW Magazine Road*	0.380	Call broker for pricing
1920 SW Magazine Road*	0.581	Call broker for pricing
1930 SW Magazine Road*	0.400	Call broker for pricing
1940 SW Magazine Road*	0.445	Call broker for pricing
1950 SW Magazine Road	0.480	MISSION CANCER + BLOOD
1960 SW Magazine Road*	0.455	Call broker for pricing
Plat 13		
2270 SW Vintage Parkway	1.140	\$5.00 PSF
2230 SW Vintage Parkway	2.190	\$5.00 PSF



**THE
NEIGHBORHOOD**



LOCATION



4 MILES
to Interstate 35



6th FASTEST GROWING CITY
in the United States by US Census Bureau



14 MILES
to Des Moines International Airport



20-MINUTE DRIVE
to downtown Des Moines

DEMOGRAPHICS



POPULATION
5 Mile: 76,284
10 Mile: 350,200
15 Mile: 557,398



AVERAGE HH INCOME
5 Mile: \$102,110
10 Mile: \$84,653
15 Mile: \$89,974



HOUSEHOLDS
5 Mile: 28,426
10 Mile: 137,564
15 Mile: 217,422

ABOUT VINTAGE BUSINESS PARK

The Fieldhouse is phase 1 of the new Prairie Trail Sports Complex.



31 ACRE
development



CONSTRUCTION
starting Spring 2025



EASY ACCESS
to I-35/80



BUILDING
delivery/occupancy late 2025/early 2026



LOCATED ADJACENT
to multiple single-family and multi-family housing developments and retail, commercial, and hospitality



MAJOR TENANTS
Prairie Trail Sports Complex, Primrose Schools, Wags Doggy Daycare, Pet Parents, and more.



TENANT IMPROVEMENTS
can kick-off as early as Fall 2025

LOCAL AMENITIES



PRAIRIE TRAIL





CONTACT

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 556 4727
marcus.pitts@jll.com

Meredith Hedstrom

Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 419 2963
meredith.hedstrom@jll.com

Nick Anderson

Associate
Jones Lang LaSalle Brokerage, Inc.
+1 515 729 6015
nicholas.anderson@jll.com



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