

# Prime Corner Development Ground

10.985 acre parcel available for sale at southwest corner of NW 36th Street & SW State Street in Ankeny, the 10th fastest growing city in the United States. Ideal location north of Ankeny Centennial High School (State Street) and across the street from a future Hy-Vee grocery store. 36th Street is a major east/west thoroughfare through Ankeny with Interstate access to I-35. This high growth area is exploding with new residential and commercial business growth.

## Lot Size

+ 10.985 Acres

## Property Features

- + Neighborhood Commercial use – per City of Ankeny Future Land Use Plan
- + Over 760' of frontage on NW 36th Street and over 690' of frontage on State Street
- + Located across from 21 acres owned by Hy-Vee (possible future grocery store).
- + Easy access to I-35 North via NW 36th Street interchange
- + Adjacent to the Fieldstream Apartment Homes Community and located across State Street from new McDonald's and New Horizon Academy (Preschool & Daycare) and 5.4 miles east of the Saylorville Lake Marina

## Contact Us

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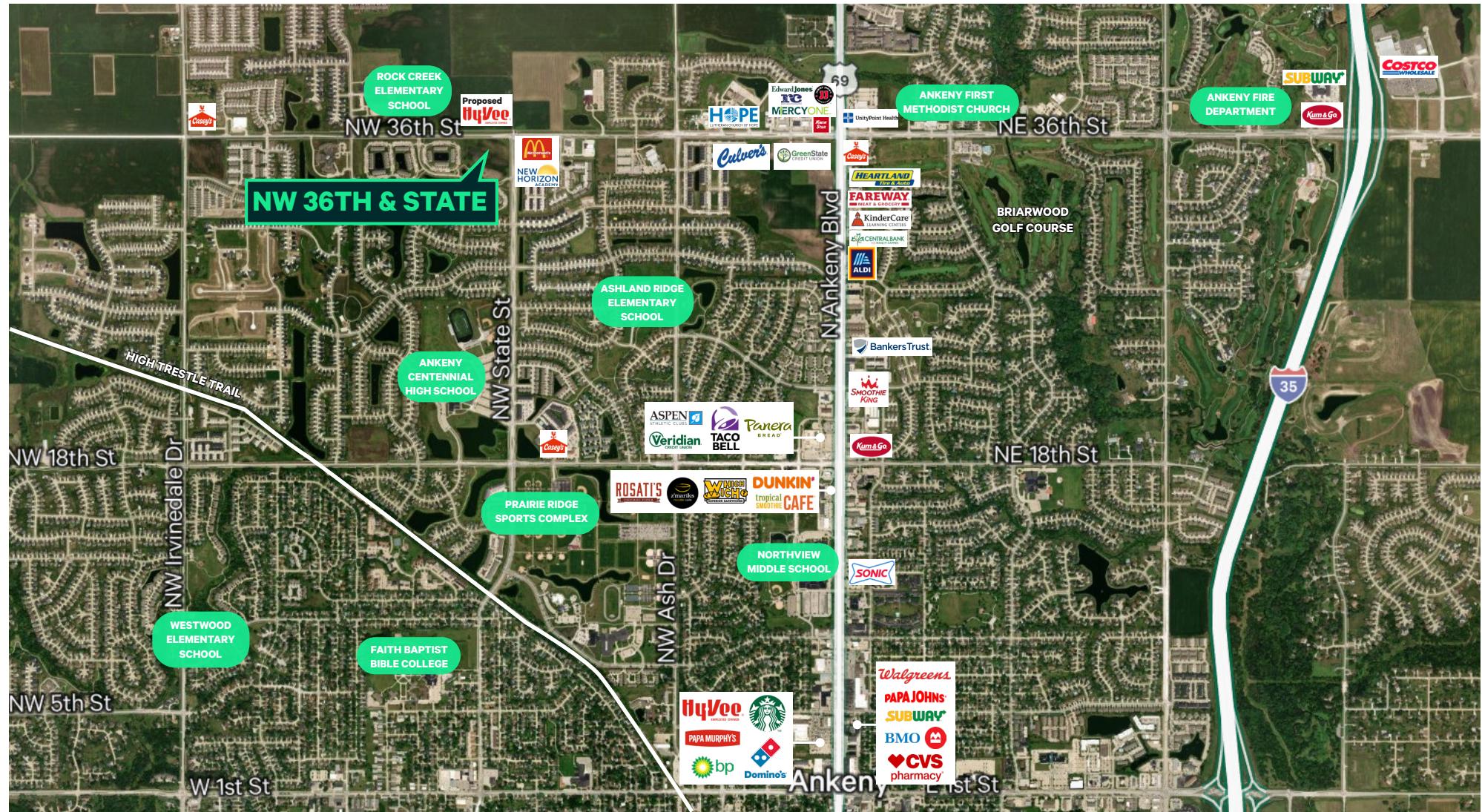
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Licensed in the State of Iowa.

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# Location



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