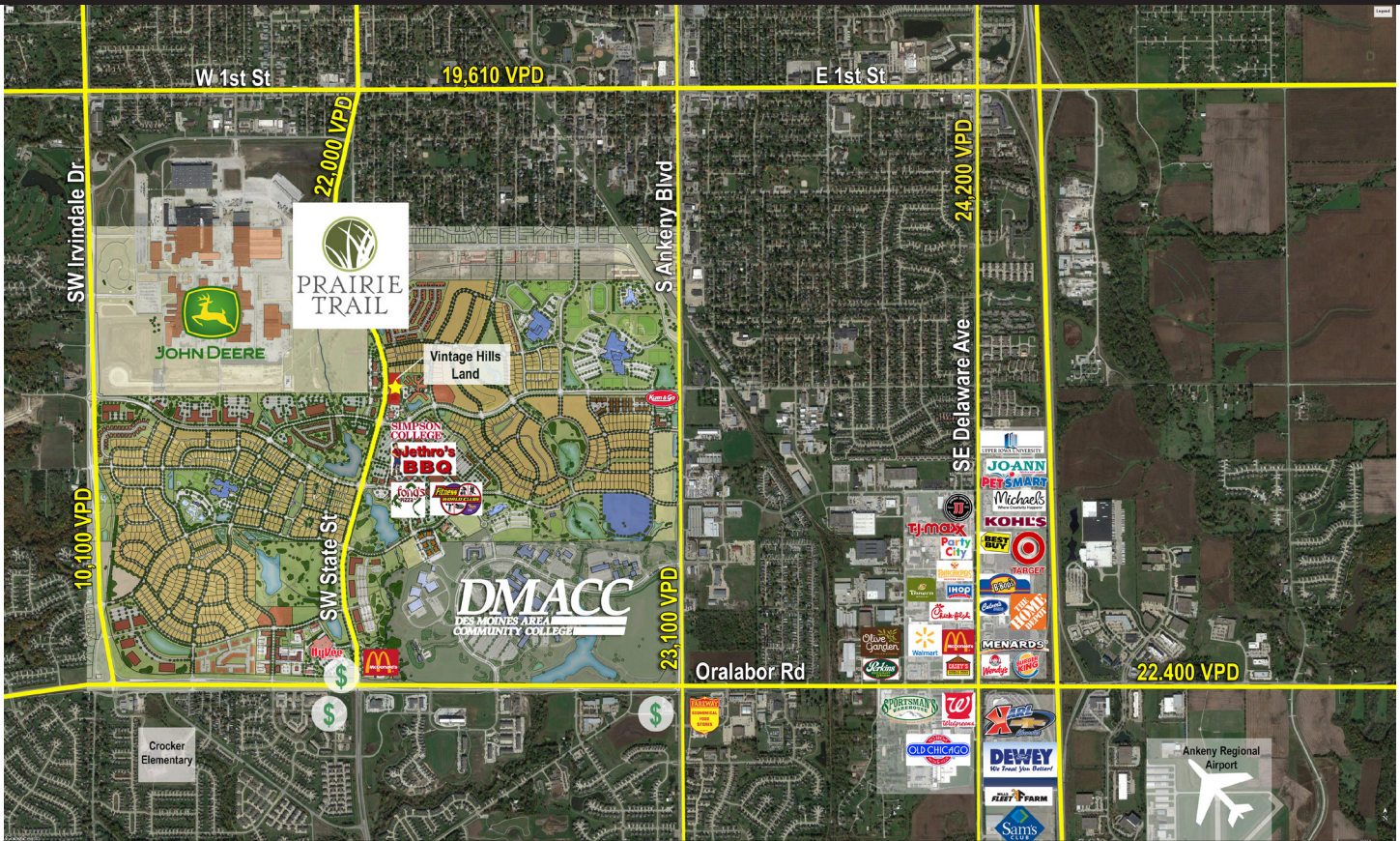




Vintage Hills

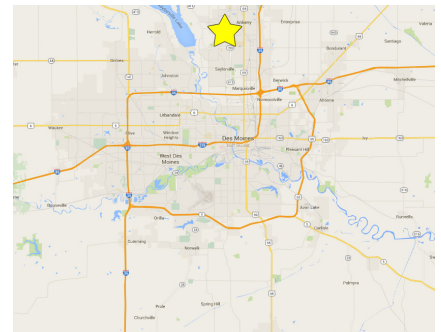
SW State Street and SW Magazine Road | Ankeny, IA



Land Available for Sale

Property Information

- Sale Price: \$10.00 PSF
- Lot 2: 1.03 acres
- Lot 3: 1.47 acres
- Zoned: Commercial
- Located in Ankeny's Prairie Trail development
- High traffic volume located adjacent to Kum & Go, John Deere Des Moines Works, Iowa Soybean Association, Future Farmers of America, The District and DMACC.
- Great location in a rapidly expanding retail and multifamily corridor



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.

Prairie Trail is a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods. It's a tapestry of diverse and distinctive homes, tree-lined streets, neighborhood stores, nearby offices, schools, parks, and greenbelts. It's a walkable development in Ankeny with more sidewalks and trails that connect the entire development to the City of Ankeny. It's a place where everything is designed to connect the people to the land, to each other, and to surrounding communities in a very traditional manner. Prairie Trail is the place for people to meet and interact.

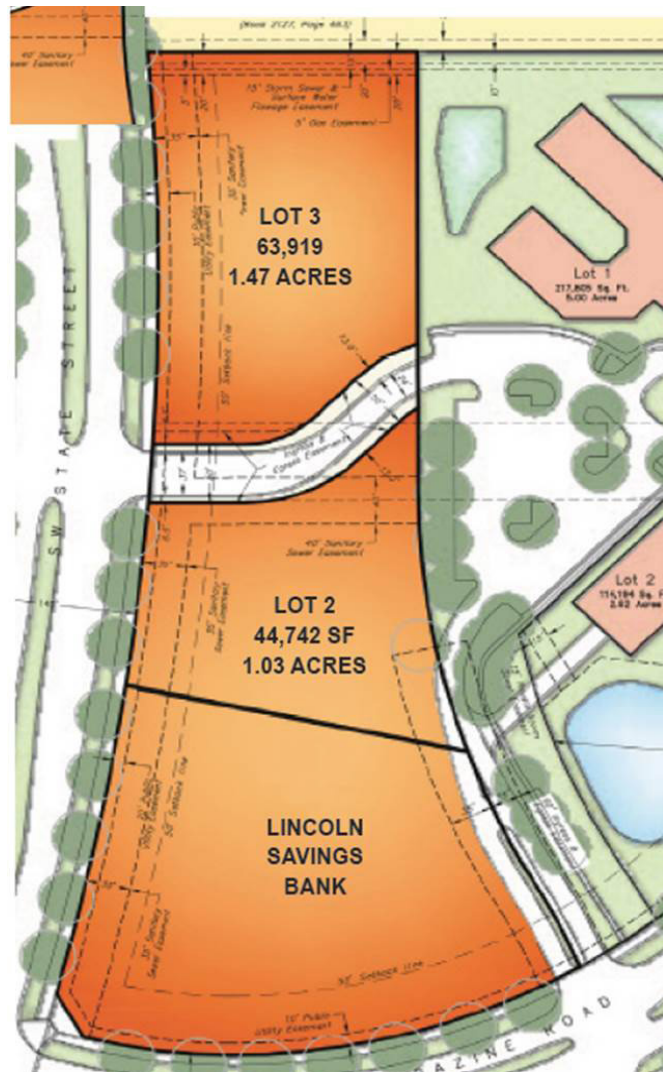
Land for Sale

<u>Lot</u>	<u>Acres</u>	<u>Price</u>
2	1.03	\$10.00 PSF
3	1.47	\$10.00 PSF

Traffic Counts

• SW State Street	22,000 VPD
• Oralabor Road	20,000 VPD
• S. Magazine Rd	4,830 VPD
• SW Irvinedale Road	10,100 VPD

2016 Demographics	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	2,132	52,815	70,755
Households	760	19,956	26,354
Average HH Income	\$62,112	\$92,880	\$96,629
Median Age	31.6	33.9	34.5



PRAIRIE
TRAIL



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