



For Sale

Commercial Land – Heritage at Prairie Trail

- Sale Price: \$15.00/SF
- Lot sizes:
 - Outlot B: 5.07 acres – can be divided
 - Outlot G: 3.67 acres – can be divided
- Zoned: Commercial
- Heritage at Prairie Trail is located within Prairie Trail in Ankeny, Iowa. Prairie Trail is one of the largest new urbanism communities in the Midwest and the first in Iowa. It is a premier walkable community designed with urban sophistication and small town charm. Shops, restaurants, bars, offices and many amenities are within walking distance of six residential neighborhoods. More than 20 percent of the development (200+ acres) is devoted to public use as parks and open green spaces integrated into the neighborhoods.

SW School St & SW 16th St, Ankeny, IA

Marcus R. Pitts, CCIM, SIOR

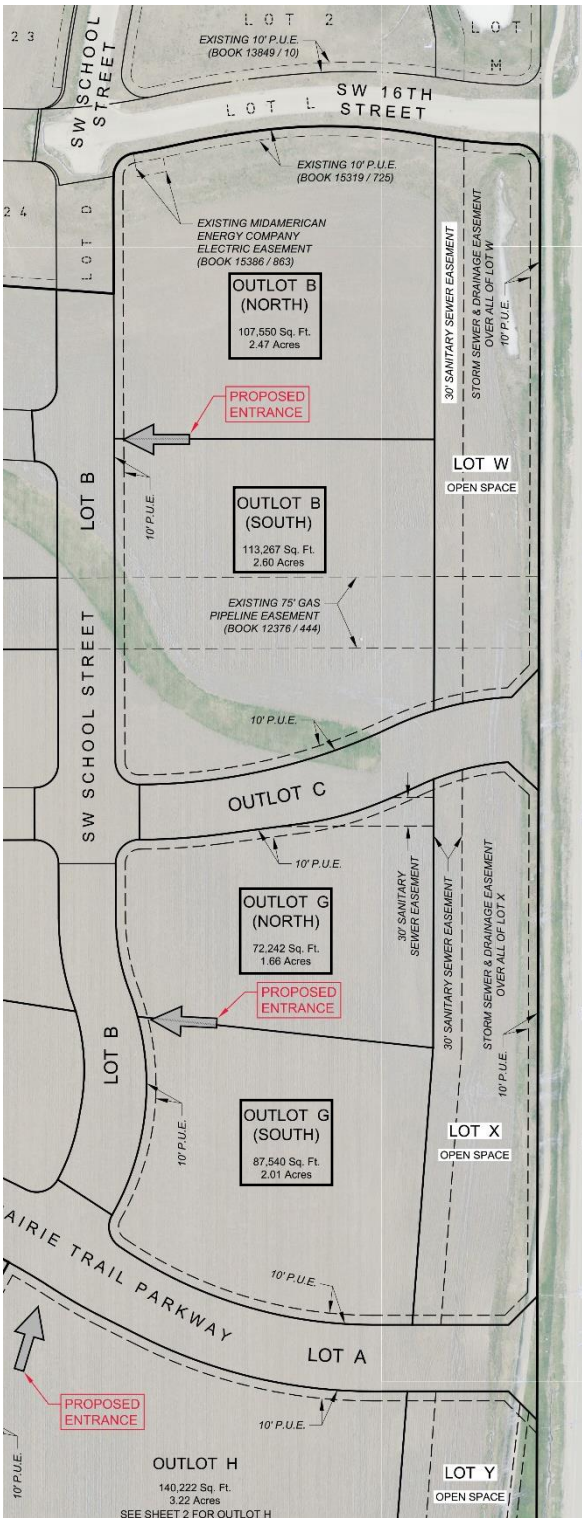
Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 556 4727
marcus.pitts@am.jll.com

Meredith Young

Associate
Jones Lang LaSalle Brokerage, Inc.
+1 515 419 2963
meredith.young@am.jll.com

jll.com/des-moines

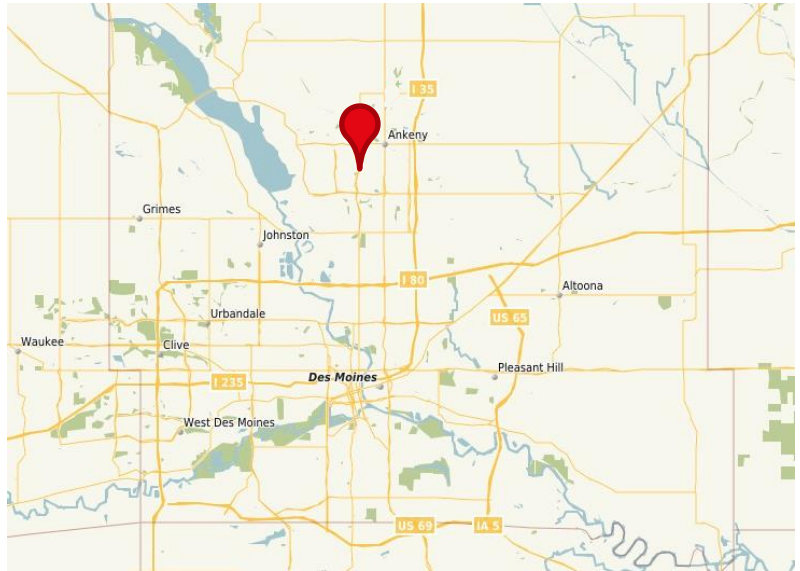




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Location Overview



Demographics

	5 Mile	10 Miles	15 Miles
Population	76,284	350,200	557,398
Households	28,426	137,564	217,422
Average HH Income	\$102,110	\$84,653	\$89,974

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 Managing Director
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